

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 29, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard,
Harcourt, Kennedy, Little, Marzari,
Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, read by the City Clerk.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Russian newcomers to Canada, accompanied by the programs co-ordinator, Ms. Maureen Gold, of the Jewish Family Service Agency.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the minutes of the following meetings be adopted:

Regular Council (except 'In Camera' portion) - May 15, 1979
Special Council - May 23, 1979

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole,
Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Street Names - Champlain Heights
and the Langara Housing Development
at 49th Avenue and Cambie Street

Council on May 1, 1979, when considering a Manager's Report dated April 27, 1979, deferred consideration to provide the opportunity for citizen reaction to the proposed street names. To date, no comments have been received from any citizens' groups.

MOVED by Ald. Little,

THAT the recommendations contained in the City Manager's report dated April 27, 1979 be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. RT-2 Zoning

In a letter dated May 18, 1979, Mr. P.M. Partridge requested an opportunity to address Council on the matter of Board of Variance approval to the owner of the adjacent property to build to Mr. Partridge's property line.

The City Clerk advised that the Directors of Planning and Permits and Licenses have been requested to report to Council on this matter.

MOVED by Ald. Kennedy,

THAT the request of Mr. P.M. Partridge to address Council be approved and the delegation be heard when the report is before Council.

- CARRIED UNANIMOUSLY

2. Reconstruction of Boundary Road
Between Imperial Street and
Marine Way

In a letter dated May 18, 1979, the Deputy Municipal Clerk of Burnaby advised that the Burnaby Council had approved the following recommendation of its officials:

- "1. THAT the report of the Director of Planning be received for information purposes and that a copy of this report be forwarded to the Vancouver City Council and to the Burnaby Transportation Committee."

Also before Council for information was a copy of the City Engineer's response to the Burnaby Director of Planning on this matter.

MOVED by Ald. Kennedy,

THAT the communication from the Deputy Municipal Clerk, Burnaby, dated May 18, 1979 be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)3. 1979 Supplementary Capital
Allocations - Board of Parks
and Recreation

Council on April 24, 1979 approved a total Supplementary Capital Budget of \$1,790,000 for the Park Board and requested the Board report back to Council on the revised project allocations within the total.

In a letter dated May 8, 1979, the Chairman of the Park Board advised that the Board had approved 1979 Supplementary Capital allocations totalling \$1,790,000 outlined in the report attached to its letter.

MOVED by Ald. Boyce,

THAT Council approve the detailed appropriations of the Park Board component of the 1979 Supplementary Capital Budget as detailed in its letter to Council dated May 8, 1979.

- CARRIED UNANIMOUSLY

4. Champlain Mall Branch Library

In a letter to Council dated May 24, 1979 representatives of the Killarney/Champlain Library Steering Committee and Killarney/Champlain Citizens for Action Association requested approval to address Council this evening on the report of the Standing Committee on Finance and Administration dated May 17, 1979 on Champlain Mall Branch Library.

MOVED by Ald. Rankin,

THAT the delegation request be approved and representations be heard when the report is before Council this evening.

- CARRIED UNANIMOUSLY

5. Sunday and Statutory Holiday
Store Closings

Council noted a memorandum from the Mayor dated May 22, 1979 on Sunday and Statutory Holiday Store Closings reading as follows:

"This matter was dealt with very indecisively by Council at the Council Meeting of May 1st. Our failure to take a firm stand in this matter is simply an invitation to other retail stores to open their doors - on Sundays and on statutory holidays. A number of Super Valu Stores opened their doors this past weekend with clear intent to break the law as others have been doing. At the same time, there are many stores who continue to observe the law and these owners and proprietors are continuing to demand that the City do something about those who are breaking the law - otherwise how can we expect them to continue to respect the law? I know this is a very frustrating situation and we are obviously not receiving any support from the Attorney-General's office for the position which the Council has confirmed a number of times - and that is, that we want some reasonable regulation to commercial activities on Sundays and statutory holidays. We do not want to encourage a "wide open" Sunday in Vancouver. This position has been confirmed time and again by the City Council in votes over the past four years.

I am prepared to consider the idea of a plebiscite to be put before the voters at the next election.

Cont'd. . .

COMMUNICATIONS OR PETITIONS (Cont'd)Sunday and Statutory Holiday
Store Closings (cont'd)

I RECOMMEND that the Council approve the issuance of show-cause notices to stores which were identified in the report of the Director of Permits & Licenses and that we add the Super Valu stores which were opened this past weekend. If the matter is then tested in the Court, so be it. We will then know for certain as to whether we have the power under our Licensing Bylaw to deal with the situation. At the present time, we can only rely on the best advice of our Director of Legal Services, which is to the effect that the Council does appear to have the authority to deal with situations which involve open defiance of the law of the land."

Attached for Council's information was a City Manager's report dated April 27, 1979 previously considered by Council at which time Council took no action on the report. In this report the Director of Permits and Licenses listed 57 businesses (51 operators) found to be open on Sundays in contravention of the Lord's Day Act and Council's resolutions. In the report the City Manager submitted for consideration the following options:

1. Ask all 57 businesses, (51 operators) to show cause why their business license should not be suspended.
2. Ask the 13 businesses (9 operators) who have been found open on 6 Sundays (those with asterisks) to show cause why their business license should not be suspended.
3. Council select from the 13 businesses one or more stores, as test cases, and ask them to show cause why their business license should not be suspended.
4. Take no action at this time, awaiting the election and consideration by the new government of a possible Province-wide policy.

The Mayor advised that he had contacted the Deputy Attorney-General, who in turn had discussed the matter of enforcement of the Lord's Day Act with the Attorney-General and it appears to be quite clear that it is unlikely that the Provincial Government will take any action on this matter because of a lack of consensus in the Cabinet. The Mayor has made a proposal to the Attorney-General that on a long range basis each community in British Columbia be authorized to deal with the matter of Sunday Closing on the basis of the wishes of residents of each community which would be decided by a plebiscite. The Mayor further indicated that this matter will be brought to the attention of the UBCM.

MOVED by Ald. Rankin,

THAT the Director of Legal Services make arrangements for a show cause hearing before Council based on the Permits and Licenses Department's list of stores who have contravened the Lord's Day Act including Super Valu, but on a selective basis, as a means of testing the City's legal position on the matter.

- CARRIED

(Aldermen Bellamy, Boyce and Puil opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)6. Request for Letter of Support
Addition of Halifax, Nova Scotia
to Transcontinental License

In a letter dated May 11, 1979 the President of CP Air requested that Council submit a letter of support to the Air Transport Committee supporting CP Air's application for the addition of Halifax, Nova Scotia, to its transcontinental license on March 30, 1979.

MOVED by Ald. Harcourt,

THAT Council approve the request of CP Air for a letter of support for its application for the addition of Halifax, Nova Scotia, to its transcontinental license on March 30, 1979 and the Mayor forward such a letter to the Secretary, Air Transport Committee, with a copy to the Minister of Transport.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTSA. MANAGER'S GENERAL REPORT
MAY 25, 1979Works & Utility Matters
(May 25, 1979)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Closure of Lane East of Main Street,
South of Station Street
- Cl. 2: Watermain Installations -
1979 Capital Budget
- Cl. 3: Countermeasures for Oil & Chemical Spills
in the Burrard Inlet Area
- Cl. 4: Transfer of Maintenance Responsibility
for Street Lighting Controls
- Cl. 5: Closing Lanes and Consolidating City Lots
within the Pacific National Exhibition
Grounds
- Cl. 6: Tender 793 - Street Pavement & Curbs
4th Avenue from Highbury St.
to 4th Ave. Diversion
- Cl. 7: Tender 794 - Street Pavements and Curbs

Clauses 1 and 2

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd . . .

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters
(May 25, 1979) (Cont'd)

Countermeasures for Oil & Chemical Spills
in the Burrard Inlet Area
(Clause 3)

During discussion of this clause, the Mayor indicated he would bring this matter to the attention of the forthcoming FCM Conference.

MOVED by Ald. Puil,

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 4 - 7 inclusive

MOVED by Ald. Gerard,

THAT the recommendations of the City Manager, as contained in clauses 4, 5, 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(May 25, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Strata Title Application - Conversion
845 Hornby Street - The Mayfair Hotel
- Cl. 2: Exterior Alterations to 1151 West 8th Avenue
DPA No. 83624
- Cl. 3: Champlain Heights - Enclave 1
- Cl. 4: Riley Park N.I.P. Appropriation of Funds -
Storefront Library

Strata Title Application - Conversion
845 Hornby Street - The Mayfair Hotel
(Clause 1)

MOVED by Ald. Rankin,

THAT consideration of this matter be deferred pending a report from the Director of Planning on the relevant strata legislation and on the history of this building.

FURTHER THAT when this report is before Council the owners of 845 Hornby Street be invited to address Council.

- CARRIED UNANIMOUSLY

Clauses 2 - 4 inclusive

MOVED by Ald. Kennedy,

THAT the recommendations of the City Manager, as contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Regular Council, May 29, 1979 7

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(May 25, 1979)

Underground Traffic Signal Plant
on Fir Street at Broadway and at
12th Avenue
(Clause 1)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(May 25, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Annual Grants for Loaning Christmas Decorations and Displaying Flags of Charitable Organizations
- Cl. 2: Boiler Replacement - East Health Unit
2610 Victoria Drive

Clauses 1 and 2

MOVED by Ald. Marzari,

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(May 25, 1979)

The Council considered this report which contains fourteen clauses identified as follows:

- Cl. 1: Lease Renewal - 111 Alexander Street
- Cl. 2: Transfer of two lots from Capital account to P.E.F. account
- Cl. 3: Lease - Portion of 1st Avenue under the Grandview Viaduct, East of Vernon Drive
- Cl. 4: Rental Review - Widening Strip, E/S Rupert Street, between Price Street and 29th Avenue
- Cl. 5: Lease Renewal - Dudley Street south of Kent Avenue south and portion of Kent Avenue south
- Cl. 6: Rental Review - 1490 West Broadway, 3rd Floor
- Cl. 7: Lease - Portion of Kent Avenue South, East of Elliott Street
- Cl. 8: Lease to Holt Glass Ltd.
- Cl. 9: Lease to Kiwassa Neighbourhood Services Association
- Cl.10: Lease renewal - Cafeteria Lease to C.N.I.B. (Caterplan Services)
- Cl.11: Option to Renew Lease - 1985 West 4th Avenue
- Cl.12: Exchange of Land - East of 2736 Cheyenne Ave. for 7296 Culloden St.
- Cl.13: Sale of Property - 20th Avenue West of Crown Street, N.W. Corner Main Street and 19th Avenue
- Cl.14: Establishing a portion of City owned lands for lane purposes - E/S 4600 Block Sophia

Cont'd . . .

Regular Council, May 29, 1979 8

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(May 25, 1979) (Cont'd)

Clauses 1-14 inclusive

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager, as contained in
clauses 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of this
report, be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S REPORT
(May 23, 1979)

Grant Request - Gastown Fishermen's
Market Society

(See page 14.)

C. MANAGER'S REPORT
(May 25, 1979)

Summary Report - Granville Street
Improvements - Nelson Street South
to Granville Street Bridge

During consideration of this report Council noted a request from
Fraser Hyndman, solicitors on behalf of BHX Enterprises Ltd.,
operators of the Love Shop, 574 Granville Street, Vancouver, to
address Council on recommendations 9 and 10 of the City Manager
contained in this report.

MOVED by Ald. Little,
THAT the delegation request be approved and consideration of
this matter be deferred until such time as the delegation is before
Council.

- CARRIED UNANIMOUSLY

D. MANAGER'S REPORT
(May 25, 1979)

Sale of Property -
N/W Corner Burrard & Smithe Streets

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in
this report, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

E. MANAGER'S REPORT
(May 29, 1979)

Gypsy Moth Control Program

(See pages 21 to 23.)

Regular Council, May 29, 1979 9

DELEGATIONS

1. 205 - 209 East 6th Avenue
Inspection Carried Out by City Staff

Council on April 24, 1979, approved a request from Mr. B. Dumancic, to address it with respect to an inspection of his property carried out by City staff.

Before Council was a City Manager's Report dated May 17, 1979, in which the Director of Permits and Licenses reviewed the history of Mr. Dumancic's premises and the results of the inspection carried out by City staff. The City Manager submitted the report of the Director of Permits and Licenses for Council's information and recommended that Council inform Mr. Dumancic that the proper course of appealing the decision of the Director of Permits and Licenses is to the Building Board of Appeal.

Mr. Dumancic addressed Council and read from a letter which was circulated. He stated that prior to these premises being utilized as a Credit Union and Photographic Studio there was a drapery store located in the building which was zoned retail. He also stated that, to his knowledge, the building complies with all the requirements of the Building By-law.

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager contained in his report dated May 17, 1979, be approved.

- CARRIED UNANIMOUSLY

The Mayor suggested to Mr. Dumancic that he contact the Director of Permits and Licenses to discuss his appeal to the Building Board of Appeal.

2. Show Cause:
Balmoral Hotel - 159 East Hastings
Carleton Hotel - 314 Cambie Street

Council on April 24, 1979, approved a recommendation of the Community Services Committee dated April 21, 1979, that Messrs. M. Brogan and R. Ames, owners of the Balmoral Hotel at 159 East Hastings Street, be requested to appear before Council to show cause why their business license should not be suspended.

Council on Tuesday, May 15, 1979, at the request of Mr. W. Guinn, solicitor for the operator of the Balmoral, deferred the show cause proceedings on this hotel to today's meeting.

Council on May 15, 1979, also approved a recommendation of the Community Services Committee dated May 3, 1979, that the operators of the Carleton, 314 Cambie Street, be requested to appear before Council to show cause why their business license for the Carleton Hotel should not be suspended or withheld.

Mr. W. Guinn, counsel for the owners of the Balmoral and Carleton Hotels, addressed Council and requested a deferral of these show cause hearings to the June 12th meeting of Council, as he had not had sufficient time to prepare a proper report and affidavit on this matter.

MOVED by Ald. Kennedy,

THAT the show cause hearings on the Balmoral Hotel and the Carleton Hotel be deferred to the Council meeting of June 12, 1979.

- CARRIED

(Aldermen Bellamy, Marzari, Puil, and Rankin opposed.)

DELEGATIONS (Cont'd)

3. Local Improvement - Lane South of
51st Avenue - Ontario to Quebec

Council on May 15, 1979, approved a delegation request from Mrs. A. Percy with respect to the local improvement to the lane south of 51st Avenue - Ontario to Quebec. Mrs. Percy was requesting the Council reconsider its decision of December 7, 1978, not to proceed with this project and resolve to undertake the paving of this lane.

The City Manager, in a report dated April 4, 1979, submitted a report of the City Engineer, in which the City Engineer stated the following alternatives were available to Council in dealing with Mrs. Percy's request:

- a) Take no action;
- b) Council now resolve to undertake this local improvement;
- c) Defer a decision pending a recanvass of the owners to obtain their current opinion and instruct the City Engineer to ballot the owners and report back.

The City Engineer and City Manager recommended Alternative (c) quoted above.

MOVED by Ald. Kennedy,

THAT Council defer a decision pending a recanvass of the owners to obtain their current opinion and instruct the City Engineer to ballot the owners and report back.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee
on Planning and Development
(May 17, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Strata Title Conversion Regulations
and Long-Term Leases
- Cl. 2: Letter to Major Office Developers
- Cl. 3: Population Changes 1971-1976
and Prospects to 1986

Strata Title Conversion Regulations
and Long-Term Leases
(Clause 1)

When considering this clause, Council noted a request from Dominion Habitat Consultants to address it on this matter. It was noted that representatives of Dominion Habitat Consultants Limited had appeared before the Committee when this matter was being considered.

Council was also advised that should it approve the request of Dominion Habitat Consultants to address it, representatives of the Vancouver Tenants Federation and Ms. B. Clay-MacKenzie would also wish to address Council on this matter.

Cont'd . . .

Regular Council, May 29, 1979 11

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee
on Planning and Development
(May 17, 1979) (Cont'd)

Strata Title Conversion Regulations
and Long-Term Leases
(Clause 1) (Cont'd)

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in this clause be approved after adding the following to recommendation C:

FURTHER THAT Appendix I be amended by adding the following to Section 7:

7. (3) No application for conversion of existing rental unit(s) to strata title shall be considered where similar application for strata title conversion has been refused, until a period of 12 months has elapsed from the date on which Council denied the previous application.

- CARRIED UNANIMOUSLY

Council took no action to approve the delegation request from Dominion Habitat Consultants.

Clauses 2 and 3

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee, as contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services
(May 17, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Bimini Neighbourhood Pub,
2010 West 4th Avenue -
Request for Extension of Operating Hours
- Cl. 2: Plebiscite Results -
Proposed Pub, 2802 West 4th Avenue

Bimini Neighbourhood Pub, 2010 West 4th Avenue -
Request for Extension of Operating Hours
(Clause 1)

Council noted a request from Mr. Peter Uram, proprietor of Bimini Neighbourhood Pub and his solicitor, Mr. J. Ross McClellan to address it on this matter.

MOVED by Ald. Rankin,

THAT the delegation request be approved and consideration of this clause be deferred pending the hearing of this delegation.

- CARRIED UNANIMOUSLY

Regular Council, May 29, 1979 12

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee
on Community Services
(May 17, 1979) (Cont'd)

Plebiscite Results -
Proposed Pub, 2802 West 4th Avenue
(Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in
Clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Finance and Administration
(May 17, 1979)

The Council considered this report which contains six clauses
identified as follows:

- Cl. 1: Mount Pleasant Boys' and Girls' Club
- Grant Request
- Cl. 2: Triumph Street Pipe Band Tour -
Grant Request
- Cl. 3: Vancouver Kiwanis Pipe Band -
"Nova Scotia 1979" Tour
- Cl. 4: Equal Employment Opportunities
- Cl. 5: Employee Fringe Benefit Plans
- Cl. 6: Champlain Mall Branch Library

Mount Pleasant Boys' and Girls'
Club - Grant Request
(Clause 1)

MOVED by Ald. Rankin,
THAT Council approve a grant of \$3129.00 to the Mount Pleasant
Boys' and Girls' Club towards the cost of sewer and water connections
for their new club.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Ford, Gerard, Harcourt, Little and Puil opposed)

MOVED by Ald. Puil,
THAT the recommendation of the Committee, as contained in
the report, be approved.

- CARRIED UNANIMOUSLY

Triumph Street Pipe Band Tour -
Grant Request
(Clause 2)

MOVED by Ald. Bellamy,
THAT Council approve a grant of \$1000.00 to the Triumph Street
Pipe Band towards the touring costs of the band's trip to Edinburgh
to participate in a piping competition.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Boyce, Ford, Gerard, Harcourt, Little, Marzari
and Puil opposed).

Cont'd . . .

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee
on Finance and Administration
(May 17, 1979) (Cont'd)

Triumph Street Pipe Band Tour -
Grant Request
(Clause 2) (Cont'd)

MOVED by Ald. Puil,
THAT the recommendation of the Committee, contained in this
clause, be approved.

FURTHER THAT the Director of Social Planning be instructed to
review the question of grants to touring organizations to include
social, cultural and athletic organizations.

- CARRIED UNANIMOUSLY

Vancouver Kiwanis Pipe Band -
"Nova Scotia 1979" Tour
(Clause 3)

MOVED by Ald. Bellamy,
THAT Council approve a grant of \$660.00 to the Vancouver
Kiwanis Pipe Band towards the Band's trip to Nova Scotia.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Ford, Gerard, Harcourt, Little, Marzari, Puil
and the Mayor opposed).

MOVED by Ald. Puil,
THAT the recommendation of the Committee, as contained in this
clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 4 and 5

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in
Clauses 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Champlain Mall Branch Library
(Clause 6)

(See pages 23 to 24.)

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The Council recessed at approximately 3:55 p.m. to reconvene
following an "In Camera" meeting at approximately 4:40 p.m.

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Regular Council, May 29, 1979 14

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. MANAGER'S REPORT
(May 23, 1979)

Grant Request - Gastown Fishermen's
Market Society

When considering this report of the City Manager, Council heard representations from Mr. Robert J. Gillrie, President, Gastown Fishermen's Market Society and Mrs. J. Glick, one of the merchants at the market. Both delegations urged Council to approve a grant to the Society to enable it to continue operating the Gastown Fishermen's Market.

Mr. Gillrie indicated that for the Market to operate as a financially self-supporting and stable entity, it is necessary that it receive the funds required to eliminate past operating deficits and to implement required physical improvements. It is also necessary that the National Harbours Board grant the Market a long-term extension to its lease.

MOVED by Ald. Boyce,

THAT this matter be referred to the Standing Committee on Finance and Administration for further consideration of alternative methods of financing, review of the required capital improvements and discussions with the National Harbours Board on extension of its lease to the Society.

- CARRIED

(Alderman Puil opposed).

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

SECONDED by Ald. Gerard,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE USES AND
REGULATIONS FOR AN AREA ZONED
CD-1 BY BY-LAW NO. 3907

MOVED by Ald. Ford,

SECONDED by Ald. Bellamy,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Ford,

SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Boyce excused from voting.)

Regular Council, May 29, 1979 15

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 2849
BEING THE STREET AND TRAFFIC BY-LAW

MOVED by Ald. Kennedy,

SECONDED by Ald. Bellamy,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Kennedy,

SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane Purposes
(All that portion of Lot 9, Block 3,
District Lot 52, Plan 2380, lying
northeasterly of a line drawn parallel
to and 10 feet perpendicularly distant
southwesterly from the northeasterly
limit of said Lot 9 and extending from
the northeasterly limit to the
southeasterly limit of said Lot 8)

MOVED by Ald. Bellamy,

SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

all that portion of Lot 9, Block 3, District Lot 52, Plan 2380, lying northeasterly of a line drawn parallel to and 10 feet perpendicularly distant southwesterly from the northeasterly limit of said Lot 9 and extending from the northwesterly limit to the southeasterly limit of said Lot 9, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated May 1, 1979, and marginally numbered LF 9083, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Regular Council, May 29, 1979 16

MOTIONS (Cont'd)

B. Allocation of Land for Lane Purposes
(South 10 feet of Lot 8, Block 263,
District Lot 526, Plan 590))

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of
Lot 8
Block 263
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes
(East 4 feet of Lot 4, Block 5,
District Lot 636, Plan 1902))

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

East 4 feet of
Lot 4
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes
(North 10 feet of Amended Lot 12
Block 55, District Lot 540, Plan 229))

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

Cont'd . . .

Regular Council, May 29, 1979 17

MOTIONS (Cont'd)

Allocation of Land for Lane Purposes
(North 10 feet of Amended Lot 12
Block 55, Kistrict Lot 540, Plan 229) (Cont'd)

the North 10 feet of Amended Lot 12 (see 64109-K),
Block 55, District Lot 540, Plan 229 as shown outlined
red on plan prepared by A. Burhoe, B.C.L.S., dated
January 4, 1979, and marginally numbered LF 8927, a
print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest
to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so
conveyed be, and the same are hereby accepted and allocated for
lane purposes and declared to form and to constitute portion of a
lane.

- CARRIED UNANIMOUSLY

E. Allocation of Land for Lane Purposes
(East 10 feet of Lot 30, Block 12,
District Lot 633, Plan 2039)

MOVED by Ald. Bellamy,

SECONDED by Ald. Kennedy,

WHEREAS the City of Vancouver is the registered owner of
Lot 30, Block 12, District Lot 633, Plan 2039;

AND WHEREAS it is deemed expedient and in the public interest
to establish the east ten feet of the above described property as
lane;

THEREFORE BE IT RESOLVED that the east ten feet of Lot 30, Block
12, District Lot 633, Plan 2039 be and the same is, hereby
established for lane purposes and declared to form and constitute
portion of lane.

- CARRIED UNANIMOUSLY

F. Closing, Stopping Up and Consolidation
(Closure of 17 foot strip and road
adjacent to 4730 Nanaimo Street)

MOVED by Ald. Bellamy,

SECONDED by Ald. Kennedy,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and
lanes lying within the limits of the City of Vancouver;
2. That part of Lot 3 included in Explanatory Plan 8185,
Subdivision 9, Blocks "B" and 10, District Lot 393, Plan
1388 was established as road and is no longer required for
road purposes;
3. The owner of the balance of said Lot 3 has made application
to acquire the portion of road and add it back to his lot;

THEREFORE BE IT RESOLVED THAT that part of Lot 3 included in
Explanatory Plan 8185, Subdivision 9, Blocks "B" and 10, District
Lot 393, Plan 1388 be closed, stopped up and conveyed to the abutting
owner; and

BE IT FURTHER RESOLVED THAT the road so closed be consolidated
with the remainder of said Lot 3.

- CARRIED UNANIMOUSLY

MOTIONS1. P.N.E. Land Use

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,

THAT WHEREAS the events which presently occur on the PNE grounds create considerable traffic and parking within the adjoining residential neighbourhoods;

AND WHEREAS the present methods of controlling traffic and parking by means such as resident parking only zones may not be sufficiently satisfactory to the residents;

NOW THEREFORE be it resolved that the City Engineer be requested to modify his 1979 work program in order to initiate a study on alternative methods for controlling parking and traffic within the residential areas adjoining the PNE from existing PNE events, for report back to City Council; it being understood the City Engineer will involve related authorities in this study.

- CARRIED UNANIMOUSLY

2. Leave of Absence

MOVED by Ald. Gerard,
SECONDED by Ald. Puil,

THAT Alderman Little be granted Leave of Absence from June 4 - 15, 1979, inclusive.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Bellamy, Seconded by Alderman Ford, and recognized by the Chair.

1. Tunnel System -
From End of 401 Highway to
South Approaches to the
Second Narrows Bridge

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,

THAT WHEREAS Cassiar Street is the connecting link between the end of Highway 401 and the Second Narrows Bridge;

AND WHEREAS Cassiar Street is now carrying double the capacity it was designed for;

AND WHEREAS the commuter traffic is using residential streets leading to and from Cassiar;

AND WHEREAS because of the steady increase in the volume of traffic and the hazards that are resulting from such traffic;

THEREFORE BE IT RESOVLED THAT City Council, either by letter or delegation, request the appropriate Ministry at the Provincial Government level to launch an immediate course of action that will lead to an early start of a tunnel system from the end of the 401 Highway to the South approaches to the Second Narrows Bridge as was suggested by the City Engineer at least eight years ago.

FURTHER THAT this project be placed in top priority due to the deteriorating traffic situation in the area as well as the possibility of the construction of "Multiplex" at the Pacific National Exhibition.

(Notice)

Regular Council, May 29, 1979 19

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -
Governmental Review Commission
Public Meetings

referred to the advertised meetings of the Commission and enquired why the Commission had not scheduled meetings in the Downtown Eastside area and certain other areas in the City.

The Mayor asked the City Clerk to make enquires to the Commission and arrange for report on the enquiry.

Alderman Rankin -
Property Taxes on
Co-operatives

Referred to a recent report to Council advising that at the present time co-operatives are not eligible for the Homeowner Grant, at which time it was resolved that Council request the Provincial Government to bring forward the appropriate legislation to entitle co-operatives to the Homeowner Grant.

Alderman Rankin requested the Mayor to contact the appropriate department in the Provincial Government and urge that co-operatives be given the Homeowner Grant, for report back to the next meeting of Council.

The Mayor agreed.

Alderman Little -
Dr. Weinstein: World Health
Organization Fellowship

referred to recent advice from the City Manager's Office that Dr. M.S. Weinstein, Director of Health Planning - Health Department, had been awarded the World Health Organization fellowship.

Alderman Little requested that the Mayor, on behalf of Council, extend congratulations to Dr. Weinstein.

The Mayor so agreed.

* * * *

The Council recessed at approximately 5:40 p.m. to reconvene at approximately 7:30 p.m.

* * * *

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
 SECONDED by Ald. Rankin,
 THAT this Council resolve itself into Committee of the Whole,
 Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Regular Council, May 29, 1979 20

DELEGATIONS (Cont'd)

4. Detoxification Centre, North Side
of Great Northern Way, West of Prince
Edward Street

Council on May 15, 1979, approved a delegation request from the Mount Pleasant Neighbourhood Association on the matter of the proposed detoxification centre to be located on the north side of Great Northern Way west of Prince Edward Street.

Before Council for information was a City Manager's Report dated May 8, 1979, in which the Director of Planning reported that on March 12, 1979, a development permit was issued (subject to conditions) for a Provincial detoxification centre on a site leased from the City on the north side of Great Northern Way west of Prince Edward Street. The report gave the background in this matter, the current situation, a description of the proposal, discussed the contents of letters and brief received, including the suggestion that the Provincial Government find another site for this centre and gave reasons why the Director of Planning could not agree to this suggestion.

In the report the Director of Planning agreed that the north Mount Pleasant area remains a priority area for planning and community improvement and that these needs and priorities for the area should be reviewed when the City prepares applications for funding through the Community Services Contribution Program. In conclusion the Director of Planning stated that the proposed site is suitable for the detoxification centre and the investigation of alternate sites would involve extra costs to the Province for site acquisition and staff and lead to substantial delay and would not seem justifiable in view of the community need for this treatment centre.

Council heard representations from the following:

Mr. Ed Hanson, Mount Pleasant Neighbourhood Association, referred to a letter from Finning Tractor and Equipment Company Limited dated May 29, 1979, and circulated to Council this evening, in which Finning Tractor put forward the suggestion that it would be prepared to enter into negotiations with the City and the B.C. Building Corporation for an exchange of properties between the proposed detoxification centre site and a portion of a parcel of land presently owned by Finning Tractor on Glen Drive, immediately south of Terminal Avenue. The legal description of the entire parcel is Lot 2 of Parcels "H" and "I", District Lot 2037, Plan 16614, City of Vancouver.

Mr. Hanson asked that any decision on the detoxification centre be deferred and issuance of any further City permits be withheld until the proposal by Finning Tractor is explored by the City. Mr. Hanson also submitted a petition signed by a number of residents in the area urging that the City formulate community development plans and complete impact studies before the detoxification centre is considered for this area.

Mr. A. Worthington, a long-time resident of north Mount Pleasant, addressed Council in favour of the proposed detoxification centre which, in his opinion, is a much needed facility for the citizens of Vancouver.

Mr. G. Smith, Chairman - Mount Pleasant N.I.P. Committee, reiterated the Committee's decision outlined in his letter of April 26, 1979, to Council. The Committee is of the opinion that with the proposed construction of a detoxification centre, and the possibility of a community college being constructed in the area there is need for the City to undertake a proper planning program

Cont'd . . .

Regular Council, May 29, 1979 21

DELEGATIONS (Cont'd)

Detoxification Centre, North Side
of Great Northern Way, West of Prince
Edward Street (Cont'd)

Mr. Christofferson, Acting President - Mount Pleasant Neighbourhood Association, also spoke in favour of the City exploring the feasibility of an exchange of land with Finning Tractor.

MOVED by Ald. Gerard,

THAT consideration of this matter be deferred for two weeks and in the meantime the Director of Planning be instructed to explore with Finning Tractor Limited the feasibility of the exchange of properties proposed by this company for report back to the June 12th meeting of Council.

- CARRIED

(Aldermen Marzari, Puil, Rankin and the Mayor opposed.)

Mr. B. Hoskin, Chairman of the Alcohol and Drug Commission, advised that the Commission has already expended \$100,000 to relocate the proposed detoxification centre from the original site in China Creek to the present site. He further indicated that he would be recommending that the Provincial Government withdraw its proposal for a detoxification centre.

Council agreed to reconsider the motion of Alderman Gerard. Therefore, the motion was again put and carried with Aldermen Boyce, Marzari, Puil, Rankin and the Mayor opposed.

MOVED by Ald. Little,

THAT the matter of planning and improvements to the north Mount Pleasant area be referred to the Standing Committee on Planning and Development for consideration.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. MANAGER'S REPORT
(May 29, 1979)

Gypsy Moth Control Program

Council had, for consideration, the following report of the City Manager dated May 29, 1979:

"Following Council's May 23rd approval of a set of actions to attack the gypsy moth, spraying began on May 24th in Kitsilano Park. Wind forced cessation of spraying early in the day. When spraying began in residential areas on the 25th, demonstrators blocked the spray trucks access, and the Federal representatives ultimately withdrew the spray truck.

The demonstrators argued that the City had not arranged for an alternative (soap) for those who refused carbaryl, that the necessary resident agreements for spraying had not been obtained, and that proper notification had not been given residents.

Cont'd . . .

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. MANAGER'S REPORT
(May 29, 1979) (Cont'd)

Gypsy Moth Control Program (Cont'd)

City staff met with Greenpeace representatives Friday, May 25th and Saturday, May 26th and established a joint interpretation of the Council resolution of May 23rd. This interpretation calls for City Health Department staff to carry out surveys to determine resident wishes on a block by block basis, and establish specific notification and pre and post spray signing procedures. It also calls for the City to make insecticidal soap spray available for those who refuse carbaryl and would like their premises sprayed with soap.

The City Manager's report of May 17th and the Council resolution of May 23rd, both contain the following wording:

- "c) Field workers will be calling on all houses in a given block during the day and in the evenings, and will seek voluntary consent to carbaryl spraying, but outlining also alternatives if they can not get such consent.
- d) In the most important blocks, near the known infestation, if they get over 80% consent, then a contractor to Agriculture Canada will be asked to spray the consenting properties."

Greenpeace representatives have noted that this requires 80% approval before any carbaryl spraying takes place. Federal representatives have stated this is not the intent of the statement and that at this time they believe anyone in the area who wishes his lot sprayed with carbaryl should be able to have it done. At least some members of Council have indicated a similar understanding of the discussions on May 23rd. Accordingly, the City Manager requests clarification of Council's intent in this regard and suggests the following alternatives:

- A) consider the carbaryl spray program on a lot by lot basis-i.e. if an owner (or the majority of residents in a multiple dwelling) wishes it, the Federal Government contractor will spray their premises.
- B) retain the principle that a majority must consent before the carbaryl spray program can proceed on consenting properties only within a block - i.e. replace the 80% with 50%.
- C) require a solid majority of say 60%, before the carbaryl program proceeds on consenting properties in any block - i.e. replace the 80% with 60%.

The City Manager submits the foregoing alternatives for the **CONSIDERATION** of Council.

The Mayor advised that his office recently received telegrams from the B.C. Fruit Growers' Association and the B.C. Federation of Agriculture expressing extreme concern over the delay in implementation of the control program approved by Council on May 23, 1979.

Regular Council, May 29, 1979 23

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. MANAGER'S REPORT
(May 29, 1979) (Cont'd)

Gypsy Moth Control Program (Cont'd)

Council noted a request from Dr. P. Moore, Greenpeace, to address it this evening on this matter.

MOVED by Ald. Harcourt,

THAT the request of Dr. P. Moore, Greenpeace, to address Council this evening be approved.

- CARRIED

(Aldermen Kennedy and Puil opposed)

Dr. P. Moore, Greenpeace, reviewed the actions of Council on May 23, 1979 and stated that the original reason for requiring 80% approval for spraying with carbaryl was related to the potential effectiveness of the program. Dr. Moore urged Council to retain the 80% approval requirement and also answered questions from members of Council.

The Deputy City Manager and the Director of Environmental Health gave the results to date of the survey currently being conducted in the infested areas of Kitsilano.

It was noted that in the two blocks that are heavily infested 59.2% of the residents in the 2600 block West 1st Avenue and 62.5% in the 2500 block West 1st Avenue were in favour of their properties being sprayed with carbaryl.

MOVED by Ald. Puil,

THAT officials consider the carbaryl spray program on a lot by lot basis i.e. if an owner (or the majority of residents in a multiple dwelling) wishes it, the Federal Government contractor will spray their premises in the 25 blocks adjacent to the infested area.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

(For further action on this matter see page 28.)

DELEGATIONS (Cont'd)

Champlain Mall Branch Library

Earlier in the proceedings Council had approved a request from Ms. Linda Strong, of the Killarney-Champlain Library Steering Committee and Ms. Doris Hartley, Killarney-Champlain Citizens for Action, to address it on a clause in the report of the Standing Committee on Finance and Administration dated May 17, 1979, on Champlain Mall branch library.

In its report the Committee made the following recommendations:

- a) That \$124,900 be allocated for the establishment costs of a branch library in Champlain Mall from the 1979 Supplementary Capital Budget.
- b) That the Library Board report to Council, at the same time this Committee report is before it, regarding the possibility of phasing in over a three year period a full library service in Champlain Mall.

Cont'd . . .

DELEGATIONS (Cont'd)

Champlain Mall Branch Library (Cont'd)

and submitted for consideration:

- c) That \$55,000 operating costs be provided from the 1979 Contingency Reserve for the branch to open about October 1, 1979.

In compliance with Recommendation (b) of the Committee quoted above, also before Council was a memorandum from the Acting Director, Vancouver Public Library, reporting on estimates of:

- (i) the potential savings in the operation of Fraserview and Collingwood Branches from the opening of a new branch in the Champlain Mall;
- (ii) the reduced costs of a Champlain Mall Branch from phasing in service over three (3) years.

Mr. C. Cotterall, Chairman of the Vancouver Public Library Board was also present for this item.

MOVED by Ald. Puil,
THAT recommendation (a) as contained in the report of the Standing Committee on Finance and Administration dated May 17, 1979, on Champlain Mall Branch Library, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT the total operation of the Fraserview, Collingwood and the Champlain Heights branch libraries be referred back to the Standing Committee on Finance and Administration for further discussion with the Library Board; and

FURTHER THAT recommendation (c) as contained in the report of the Standing Committee on Finance and Administration dated May 17, 1979, on Champlain Mall Branch Library, be deferred.

- CARRIED UNANIMOUSLY

5. Cultural Grant - Appeals

The following two organizations appeared before Council to appeal Council's decision of March 6, 1979, not to approve their grant requests for 1979.

Mr. M. Handman addressed Council on behalf of the B.C. Drama Association and put forward reasons why his group was appealing Council's decision and requested Council approved a grant request of \$500 to the Association.

MOVED by Ald. Kennedy,
THAT Council approve a grant of \$500 to the B.C. Drama Association, funds to be allocated from the Cultural Grant Budget.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Gerard, Little, Puil and the Mayor opposed.)

MOVED by Ald. Boyce,
THAT Council approve a grant of \$250 to the B.C. Drama Association, funds to be allocated from the Cultural Grant Budget.

- CARRIED
BY THE
REQUIRED MAJORITY

(Alderman Little, Puil and the Mayor opposed.)

Regular Council, May 29, 1979 25

DELEGATIONS (Cont'd)

Cultural Grant - Appeals (Cont'd)

Mr. K. Tomczak, on behalf of the Pumps Centre for the Arts Society, appealed Council's decision not to grant this Society a Cultural Grant for 1979. Mr. Tomczak reviewed this Society's activities and urged that Council approve a grant to the Society for 1979.

MOVED by Ald. Kennedy,

THAT Council approve a grant of \$1,100 to the Pumps Centre for the Arts Society, funds to be allocated from the Cultural Grant Budget.

- CARRIED
BY THE
REQUIRED MAJORITY

(Aldermen Little, Puil and the Mayor opposed.)

6. Proposed Solar Home -
3234 West 21st Avenue

On May 15, 1979, Council approved a request from the legal advisor for the owners of a proposed solar home at 3234 West 21st Avenue, that he be permitted to address Council when the City Manager's Report on this matter was before it.

Council had for information a City Manager's Report dated May 18, 1979, in which the Director of Planning reviewed the history related to the development permit for the construction of a solar-heated home at 3234 West 21st Avenue. In the opinion of the Director of Planning the proper development permit and appeal process were followed in this case.

Mr. T. Kuchta, lawyer for Mr. and Mrs. Noel Armstrong, owners of the proposed solar home, addressed Council and reiterated the points made in his letter of April 12, 1979. Mr. Kuchta stated that delays in issuing the development permit cost his clients approximately \$5,000 and, in his opinion, the City should bear this cost.

Mr. Kuchta asked Council to authorize payment by the City of compensation to Mr. Armstrong, for the delays in the issuance of the development permit for his property.

MOVED by Ald. Rankin,

THAT this matter be referred to the Director of Legal Services for review and report back to Council on the City's legal position at which time the counsel for Mr. and Mrs. Armstrong, be invited to be present.

- CARRIED UNANIMOUSLY

7. Trident Nuclear Submarine and
Missile System

Council noted a request from the Pacific Life Community to defer this delegation until a later date.

MOVED by Ald. Rankin,

THAT the request of the Pacific Life Community be approved and this delegation be deferred.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)8. False Creek Child Care
Society - Rent

Council on May 15, 1979, approved the request of the False Creek Child Care Society to address Council when the relevant Manager's Report is before it.

Council had for consideration a City Manager's Report dated May 11, 1979, in which the Director of Social Planning reported on the background to this day care centre, financial status of the Society, the proposed rent increase for 1979, and concluded with the recommendation that the rental charged by the City to the False Creek Child Care Society for the day care premises at 910 West 6th Avenue be set at \$195 per month for the period March 1, 1979, to February 28, 1980, at which time the rent shall be reviewed again in the light of the operating costs to the City and the financial affairs of the Society.

In his report the City Manager notes that the rental rate suggested still involves a City subsidy of \$610 per month or \$29 per month for each child, no matter what the financial state of the family may be. Council may wish to consider, as an alternative, a higher rental to reduce or to eliminate this subsidy, necessitating further fee increases above the level of \$172 per month (\$12 with MHR grant).

Ms. G. Galbraith, President of the False Creek Child Care Society, addressed Council and read from a brief which was circulated. The brief requested that Council reaffirm its original decision to base the rental fee for the Society on its budget, or in other words, to charge the Society what it could afford to pay. Ms. Galbraith asked that Council not increase the rental of the Society at this time.

MOVED by Ald. Little,

THAT this matter be deferred and the City Manager endeavour to find the False Creek Day Care Society more economical premises, this search to include consideration of relocating the day care in Hodson Manor.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Rankin,

THAT the rental charged by the City to the False Creek Day Care Society for the day care premises at 910 West 6th Avenue remain at \$176 per month.

- LOST

(Aldermen Ford, Gerard, Kennedy, Little, Puil, and the Mayor opposed.)

MOVED by Ald. Ford,

THAT the rental charged by the City to the False Creek Child Care Society for the day care premises at 910 West 6th Avenue be set at \$195 per month for the period March 1, 1979, to February 28, 1980, at which time the rent shall be reviewed again in the light of the operating costs to the City and the financial affairs of the Society.

- CARRIED

(Alderman Boyce opposed.)

Regular Council, May 29, 1979 27

DELEGATIONS (Cont'd)

9. 1979 Budget Appeal - Recreation Division
Park Board

Council on May 15, 1979, agreed to hear representation on behalf of Community Association Presidents to appeal the cuts to the 1979 Park Board Budget as they affect the Recreation Division.

Council noted that at the Finance and Administration meeting of April 5, 1979, the Park Board had appealed the previous decision of Council to reduce the Park Board's budget by \$200,000. At this meeting the Park Board had indicated that should Council approve the \$200,000 reduction the following action would be necessary:

(a) Marine Drive Foreshore Park Maintenance and Scything	\$ 20,000.
(b) Reduction of General Park Maintenance	68,000.
(c) Partial Closure of Indoor Pools (summer time)	60,000.
(d) Closure of Indoor Pools on Saturday and Sunday evenings	22,000.
(e) Reduced Playground Program	30,000.
	<u>\$200,000.</u>

Council on April 10, 1979, had approved a recommendation from the Finance Committee that the Vancouver Park Board make the \$200,000 reduction in its 1979 Budget.

Mr. K. Peterson addressed Council on behalf of the Community Association Presidents and read a brief which was circulated to Council. The Association requested Council to reconsider the cuts as they affect the Recreation Budget.

MOVED by Ald. Rankin,

THAT the City restore \$100,000 to the 1979 Park Board Budget with these funds being allocated to reinstate all the program cuts suggested by the Park Board in Items (c), (d) and (e) quoted above; and

FURTHER THAT the Park Board be requested to allocate \$12,000 to make up the short fall in the amounts required to reinstate the programs referred to.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and the Mayor opposed.)

MOVED by Ald. Little,

THAT the delegation be requested to again take up the matter of recreation budgeting with the Park Board in an attempt to persuade that Board to reallocate its budget to effect reinstatement of the recreation services which have been cut.

- CARRIED UNANIMOUSLY

Alderman Boyce referred to a report by Commissioner Fowler which had been considered by the Park Board at its meeting on May 28th, in which she suggested alternative ways by which the Park Board could effect the \$200,000 reduction to its 1979 budget and thus not have to cut recreation services.

Cont'd . . .

Regular Council, May 29, 1979 28

DELEGATIONS (Cont'd)

1979 Budget Appeal - Recreation Division
Park Board (Cont'd)

MOVED by Ald. Ford,

THAT the Park Board be requested to reconsider the cuts in its recreation services as proposed at the meeting of the Finance and Administration Committee of April 5, 1979, and to consider making the necessary budget reductions in others areas, such as those suggested by Commissioner Fowler in her report to the Board on May 28, 1979.

- LOST

(Aldermen Boyce, Gerard, Kennedy, Little, Puil
and the Mayor opposed.)

No further action was taken.

10. Hodson Manor

Because of the lateness of the hour the Mayor suggested to those present to speak to Council on Hodson Manor that this matter be deferred to the next meeting of Council on the basis that they would be the first delegation to address Council at its evening meeting.

The delegation so agreed and the Mayor apologised to them for any inconvenience caused by this deferral.

* * * *

E. Gypsy Moth Control Program (Cont'd)

In view of Greenpeace's stated intent to act to prevent the proposed carbaryl spraying program in Kitsilano, Council re-considered action taken earlier this day.

MOVED by Ald. Marzari,

THAT the 2500 and 2600 blocks West 1st Avenue which are the blocks infested with gypsy moths be sprayed on a voluntary basis in accordance with the wishes of the residents.

FURTHER THAT the blocks adjacent to the infested area be treated on the basis that if 60% of the residents of each block wish their properties sprayed with carbaryl it be used on the consenting properties and the remainder of the residences be sprayed with insecticidal soap.

- CARRIED UNANIMOUSLY

* * * *

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

SECONDED by Ald. Puil,

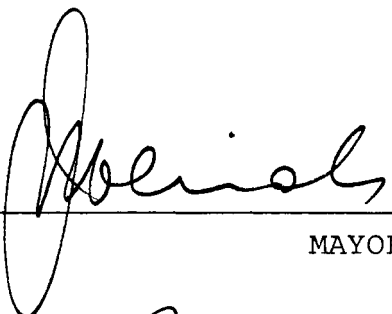
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 11:15 p.m.

* * * *

The foregoing are Minutes of the Regular
Council Meeting of May 29, 1979, adopted
by Council on June 12th 1979.



MAYOR



CITY CLERK

MANAGER'S REPORT

205

DATE May 17, 1979

TO: Vancouver City Council

SUBJECT: 205 - 209 East 6th Avenue

CLASSIFICATION: INFORMATION & RECOMMENDATION

On April 10, 1979, a complaint was received from Mr. B. Dumancic, addressed to the Mayor and Council. Mr. Dumancic stated that he was not satisfied with an inspection done on his premises and would like to speak to Council on the matter. His delegation was approved by Council on April 24, 1979.

The Director of Permits and Licenses reports as follows:

"On September 18, 1978, our Inspection Services reported that the main floor of the building at the above location was being used as a Credit Union and Photography Studio prior to obtaining the necessary permits in contravention of the Zoning and Development and the Vancouver Building By-laws.

On October 5, 1978, we sent a letter to Bozo and Emelia Dumancic, the registered owners, advising them to apply for the necessary permits.

On November 17, 1978, a Development Permit Application was made and on January 10, 1979, Development Permit No. 82686 was issued, approving the use under the Zoning and Development By-law.

On January 23, 1979, a "Special Inspection" Permit No. B92209 was issued and subsequently the inspection was done to determine the requirements for a change of use under the Vancouver Building By-law. The District Building Inspector reported a number of deficiencies and these were communicated to Mr. Dumancic in a letter dated February 6, 1979. In the same letter, Mr. Dumancic was advised that an Occupancy Permit was required and that these deficiencies would have to be corrected before the Occupancy Permit could be issued.

On February 23, 1979, Alderman Rankin enquired about this situation and on March 8, 1979, he received a report from Mr. Engbrecht of this department, who briefly discussed it with Alderman Rankin.

On April 24, 1979, Mr. Engbrecht again contacted Mr. Dumancic by phone. When advised that exits and fire-safety are basic requirements for any upgrading required because of "Change of Occupancy", he still refused to comply claiming them totally unreasonable, and wished to appear before Council.

The above is submitted for the information of City Council who may wish to advise Mr. Dumancic of his right, regarding Building By-law matters, to appeal to the Building Board of Appeal as set out in Section 2.11 of the Vancouver Building By-law."

The City Manager submits the foregoing report of the Director of Permits and Licenses for the INFORMATION of Council, and RECOMMENDS that Council inform Mr. Dumancic that the proper course for appealing the decision of the Director of Permits and Licenses is to the Building Board of Appeal.

FOR COUNCIL ACTION SEE PAGE(S) 185

MANAGER'S REPORTDATE April 4, 1979

TO: Vancouver City Council

SUBJECT: Local Improvement - Lane South of 51st Avenue - Ontario to Quebec

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Council at the December 7, 1978, Court of Revision decided, after hearing representations, that the project for paving the above lane would not proceed. Mrs. Percy, who circulated the petition has asked to appear before Council on this subject; this report is to provide background.

Background

A local improvement petition for paving the lane south of 51st Avenue between Ontario and Quebec Streets was circulated by Mrs. J. Ada Percy and was received, sufficiently signed, by the City Clerk on June 14, 1978.

Letters were later received objecting to the proposed local improvement; some of those objecting had signed the original petition.

At a Court of Revision held December 7, 1978, three owners made representations against the project; no one spoke in favor and Council decided that the project would not proceed.

Mrs. Percy on December 18, 1978, wrote a letter to the City Clerk, stating that she had been sick on December 7, expressing concern that her petition had been defeated and that signatures had "been reversed" (letter attached). By phone she requested an opportunity to appear before Council with regard to this project.

The original petition to pave the lane was signed by 16 out of 23 owners - 70%.

The counter-petition to not pave the lane was signed by 14 out of 23 owners - 61%.

Alternatives

The alternatives available in dealing with Mrs. Percy's request include the following:

- A. Take no action (Council should so resolve).
- B. Now undertake (Council should rescind its resolution of December 7, 1978 regarding this project and resolve to undertake the paving of this lane).
- C. Defer a decision pending a re-canvass of the owners to obtain their current opinion. (Council should instruct the City Engineer to ballot the owners and report back).

The City Engineer recommends Alternative C."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 186

MANAGER'S REPORTDATE 79.05.18

TO: Vancouver City Council

SUBJECT: Proposed Solar Home - 3234 West 21st Avenue

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"This report refers to the attached correspondence (Appendix A) from Mr. Theodore Kuchta, regarding the events related to the Development Permit for the construction of a solar heated home at 3234 West 21st Avenue.

Development Permit Application No. 83189 was applied for on January 25, 1979 and issued on February 15, 1979, permitting the raising, alteration and addition to the existing one family dwelling on the site, with the relaxation of the four foot easterly sideyard (required being five feet). This Development Permit included the south face of the building being angled and mainly glass, to collect the solar energy. It should be noted that Mr. Kuchta, in his letter, refers to the demolition of the existing house. The Development Permit was approved with the retention of the existing house with alterations and additions. Notification of neighbouring property owners is not a requirement of the By-law in such cases. The Development Permit Application was processed in the normal manner and subsequently issued. Design consideration was given by the Secretary of the Urban Design Panel on the Panel's behalf.

Subsequently, neighbouring property owners became concerned about the possible effect of the solar design on their property and exercised their right of appeal to the Board of Variance, in accordance with Section 573 of the Vancouver Charter. Section 573 allows for an appeal by any person who feels he is aggrieved by the decision of an official (Director of Planning).

There seemed to be a willingness by the owners and neighbours to be as informative and as neighbourly in the process as possible, bearing in mind that we were dealing with a unique item of business i.e. a solar house which was unprecedented in the City.

The Board of Variance, on March 7, 1979, after hearing the appellants, Mr. Armstrong and his architect, and a representative of the Director of Planning, allowed the appeal

"but only to the extent that the approval of Development Permit No. 83819 is rescinded in order for the Director of Planning to consider the design of the proposed building in accordance with Section 3.3.2 of the Zoning and Development By-law, including referral of the application to the Urban Design Panel for consideration and advice."

The matter was then referred to the Urban Design Panel. Amendments were made and the Development Permit was reinstated on March 23, 1979.

The Panel was gratified to learn that negotiations between the applicant and neighbours had resulted in an improved end product.

- 2 -

With regard to Mr. Kuchta's allegation that work was carried out on the basis of the original Development Permit approval, it should be noted that the reverse side of the Development Permit points out the procedure for appeals to the Board of Variance (see Appendix B) and refers to the fact that appeals can be filed within fifteen days from the date of issuance of the Development Permit. The appeal filed by the neighbours met the fifteen day limitation.

In conclusion, it is submitted that the proper Development Permit and appeal processes were followed in this case."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 201.

MANAGER'S REPORT

DATE: May 11, 1979

TO: Vancouver City Council
SUBJECT: False Creek Child Care Society
CLASSIFICATION: CONSIDERATION

The Director of Social Planning reports as follows:

"BACKGROUND

The False Creek Daycare Centre located in the Laurel Bridge was formerly housed in Hodson Manor. The Hodson Manor location was an interim location pending completion of a daycare facility in the Netherlands development in False Creek. At the end of 1976 when the Netherlands space was completed, it did not meet CCFL requirements and was therefore not usable. In January, 1977, City Council considered two other alternatives for the Daycare Centre: 1) the continuation of the sub-lease at Hodson Manor at a cost to the City of about \$2500 in renovations to the playground to meet CCFL standards, or 2) the lease of the Laurel Bridge site by the City for sub-lease to the Daycare Society. At that time, it was estimated that this alternative would cost the City \$7500 in capital costs and \$6500 a year in rent, taxes and insurance with only a "nominal" rent to be recovered from the Society.

The False Creek Development Group, the Social Planning Department and the Planning Department supported the first alternative - continued sub-lease of Hodson Manor. The Multicultural Society, the lessee of Hodson Manor was opposed to the continuation of the daycare use as it was incompatible with the Multicultural programs. Council decided in favour of the more expensive option of the Laurel Bridge site at 910 West Sixth Avenue and instructed the Director of Social Planning "to review the False Creek Daycare Society's 1977 daycare operating budget in order to determine the appropriate sub-lease rate".

The City entered into a three year lease arrangement with H. Haebler Co. Ltd. commencing October, 1977 at a rent of \$500 per month plus taxes, fire insurance, water and hydro - for a total cost to the City of \$800/month in 1978, estimated to be \$806/month in 1979.

In February, 1978, the Daycare Centre began operation at the Laurel Bridge Facility. The rent determined by the Director of Social Planning was \$176/month which was the same rent that the Society was paying at Hodson Manor.

On November 21, 1978, Council approved (retroactively) the sub-lease to the Society for 31 months commencing February 10, 1978. At that time Council expressed concern over the high subsidy (\$625/month in 1978) resulting from the relatively low rent, and requested that there be a report back "as to why the City should not recover its full costs from the daycare society."

This review was due February 10, 1979, the first anniversary of the sub-lease.

FINANCIAL STATE OF THE SOCIETY

Attached are a letter from Ms. Galbraith, Chairperson of the Daycare Society, a monthly budget of the Society, as of March, 1979 and a financial statement for the year ending January 31, 1979. The budget shows an income of \$3570, or \$170 for each of 21 children, the maximum number permitted by license. Of the 21 children, 14 have the full fees of \$170 per month paid by their parents. The remaining 7 children are from families eligible for full MHR grants of \$160/month. These families pay the remaining \$10/month. Expenses are shown to exceed income by \$18 per month, before allowing for increased rental or other costs. In her letter, Ms. Galbraith contends that charging the Society a rental equal to the full cost would "effectively put us out of business".

1979 RENT INCREASE

The Civic Buildings Director estimates an 11% increase this year in hydro and insurance costs for the Daycare premises. Accordingly, the Director of Social Planning recommends that the rental charged to the Society should likewise increase by 11%, from \$176 per month to \$195 per month. This increase, together with the present monthly deficit of \$18 per month, would necessitate an increase in fees of \$2/child to \$172 per month (or \$12 for those with full MHR grants). This brings them well above the average fees for the 75 daycare centres in the City.

RECOMMENDATION

The Director of Social Planning recommends that the rental charged by the City to the False Creek Child Care Society for the Daycare premises at 910 West Sixth Avenue be set at \$195/month for the period March 1, 1979 to February 28, 1980, at which time the rent shall be reviewed again in the light of the operating costs to the City and the financial affairs of the Society."

CITY MANAGER'S COMMENTS

The City Manager notes that the rental rate suggested still involves a City subsidy of \$610/month or \$29/month for each child, no matter what the financial state of the family may be.

Council may wish to consider, as an alternative, a higher rental to reduce or to eliminate this subsidy, necessitating further fee increases above the level of \$172/month (\$12 with MHR grant).

Consequently, the City Manager submits the recommendation of the Director of Social Planning for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 202

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Closure of Lane East of Main Street,
 South of Station Street

The City Engineer reports as follows:

"There is at the present time an unopened 10-to 16-foot wide lane east of Main Street, south of Station Street. This lane and several surrounding City-owned lots are developed as Thornton Park and road. The portions of lands being used as road should be dedicated for highway purposes and the balance of the properties should be consolidated.

I recommend that all the lane dedicated by the deposit of Plan 1230, Block 25, District Lot 196, Plan 1230, be closed, stopped up and title taken thereto and subdivided with the adjacent City-owned lands.

I further recommend that the Director of Legal Services be authorized to execute the subdivision plan on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Watermain Installations - 1979 Capital Budget

The City Engineer reports as follows:

"Watermain installations are required at the following locations:

WATERWORKS PROJECT 902

<u>Street</u>	<u>From</u>	<u>To</u>
12th Avenue	Quebec Street	Main Street
Keefer Street	Glen Drive	Vernon Drive
38th Avenue	Chamers Street	Rhodes Street
47th Avenue	Laburnum Street	Angus Drive

All of the above work is required for maintaining adequate fire protection by either grid completion or by the replacement of old 4-inch cast iron pipe which, over the years, has lost most of its carrying capacity. Three of the four streets listed are also scheduled for paving in 1979.

The estimated cost of this project is \$83 000.

I recommend that Project 902 be approved for construction and that the required \$83 000 be appropriated from the Waterworks Capital Account #128/7902, 'Prior to Paving - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Countermeasures for Oil & Chemical Spills in the
 Burrard Inlet Area

The City Engineer reports as follows:

"The oil spill resulting from the Sun Diamond/Erwan collision near the Point Grey bell buoy on September 25, 1973 led to an exchange of letters between A.E. Langley, Mayor of the Municipality of West Vancouver and the Honourable Jack Davis, former Minister of the Environment. The letters dealt with the need for a meeting of representatives of the municipalities around Burrard Inlet and the Federal Departments of Environment and Transport to assess the procedures used to clean up the spill. The meeting was subsequently held on November 23, 1973 at the Bayshore Inn, attended by senior representatives of the three levels of government.

MANAGER'S REPORT, MAY 25, 1979 (WORKS: A1 - 2)

Clause No. 3 cont'd:

Pursuant to the direction arising out of the meeting, the Burrard Inlet Working Group was formed. The direction specified the necessity of discussing, at the working group level, containment and cleanup procedures, equipment assemblage and storage, personnel resources and communications.

The Working Group participants are:

- . Fisheries & Environment Canada
- . Ministry of Transport
- . Canadian Coast Guard
- . National Harbours Board
- . Emergency Planning Canada
- . Province of British Columbia (Provincial Emergency Program)
- . B.C. Petroleum Association
- . B.C. Hydro
- . The Canadian Chemical Producers Association
(Transportation Emergency Assistance Plan)
- . City of North Vancouver
- . District of North Vancouver
- . City of Port Moody
- . Municipality of Burnaby
- . District of West Vancouver
- . City of Vancouver

The meetings of the Working Group have been well attended and all members, including industry, have cooperated well in an effort to improve oil and chemical spill counter-measures. Discussions at the meetings concentrated more on technical problems rather than the political question of financial aid. The Engineering Dept. represented the City in this discussion.

Concurrent with the deliberations of the Working Group, some improvement in the area of prevention and response capability is acknowledged, but it must be emphasized that the art is still in its infancy and an oil spill occurring in the waters of Burrard Inlet cannot be wholly prevented from reaching the beaches.

The meetings of the Working Group, which are ongoing, have resulted in the publication of a report entitled "Countermeasures for Oil and Chemical Spills in the Burrard Inlet Area". A copy of this report is available in the City Clerk's Office.

The report includes lists of personnel, equipment and material available and has also established lines of communications which will provide information to the municipalities quicker in the event of an oil spill and permit faster action and response to fight the spill.

A major topic of discussion at meetings has concerned responsibility for spills. It was agreed that clean-up is the responsibility of the polluter. If the polluter cannot be identified, or is unable to initiate effective countermeasures, then the federal government will assume this responsibility, and initiate legal proceedings to recover costs. However, clean-up costs incurred by local governments would not necessarily be recovered on their behalf by senior government. The members of the sub-committee agree this is not a desirable situation and recommended the matter be resolved by the senior government.

However, the reimbursement to the municipalities for the cost of oil spill clean-up has not been resolved yet.

Perhaps at this point it should be reported that the Municipality of West Vancouver spent \$55,594 to clean its shoreline following the small oil spill resulting from the Sun Diamond/Erwan collision in the fall of 1973. Of this sum, approximately \$22,673 has been recovered from the Ministry of Transport. Should the Crown be successful before Court for recovery of the cost of the clean-up, West Vancouver may be reimbursed for the outstanding balance. It is emphasized that this was a small spill of fuel oil involving freighters not oil tankers.

In reference to this major concern, on Page 2 of the introduction to the report, matters that have not yet been finalized are outlined and are hereunder quoted verbatim.

MANAGER'S REPORT, MAY 25, 1979 (WORKS: A1 - 3)

Clause No. 3 cont'd:

'Several areas important to the development and maintenance of adequate counter-measures for Burrard Inlet are identified for the early attention of senior government.

- (1) Recovery of monies expended by civic or municipal governments in beach and shoreline clean-up remains largely unresolved.
- (2) Prompt payment to contractors for services rendered in unidentified spills or where financial responsibility must be determined by the courts.
- (3) Excessive debris in Burrard Inlet can impede containment and clean-up activities. Permanent recovered debris disposal sites are also required.
- (4) Clear definition of responsibility assumed by government bodies in the development, maintenance and implementation of countermeasures for oil and chemical spills, including equipment acquisition. Such clarification is necessary in determining the role that should be played by industry associated with Burrard Inlet, such as shipping, transportation, petroleum, chemical and other industrial enterprises who store or handle significant quantities of oil or chemical products.'

The above four matters cannot be resolved by the Technical Working Group. In particular, the matter of financial responsibility needs to be resolved before a spill occurs. If this matter cannot be resolved the City has two alternatives, neither of which is satisfactory:

- a) Do nothing, pending Federal Government authority to fund the clean-up;
- b) Mobilize and pay clean-up crews and contractors and request the Federal Government to reimburse the City.

In this regard, a letter was received from the Honourable Len Marchand, Minister of State, Environment Canada addressed to the Union of B. C. Municipalities in which he strongly suggested that no municipality should expect reimbursement for a clean-up unless that municipality had an unequivocal statement from an authorised federal spokesman that the municipality will be reimbursed by the federal department concerned.

The Emergency Planning Committee believes that this statement is unsatisfactory and that City Council should address the problem of payment for oil spill clean-ups and present this question to the Provincial Minister of the Environment and the Federal Environmental Protection Service.

The City Engineer recommends that City Council write to the Provincial Minister of the Environment and the Federal Environmental Protection Service and request a resolution of the four above-mentioned outstanding issues. Council should also request other affected municipalities to do likewise."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

4. Transfer of Maintenance Responsibility for Street Lighting Controls

The City Engineer reports as follows:

"In 1966, the B.C. Hydro rate schedule for street lighting was changed to require that the customers would be responsible for the maintenance of the street lighting controls for turning the lights off and on. Previously, the rate was based on the B.C. Hydro providing this control. Under a special arrangement the B.C. Hydro agreed to continue maintaining the controls on all the street lighting services in the City existing at that time (approximately 1300).

While this arrangement has been beneficial to the City, the divided responsibility has caused many problems such as frequent outages and delays in repairs which have resulted in complaints from the Public. The controls used by Hydro were subject to frequent breakdowns when used to control the large loads on our services.

MANAGER'S REPORT, MAY 25, 1979 (WORKS: A1 - 4)

Clause No. 4 cont'd:

To overcome these difficulties, B.C. Hydro has offered at no cost to the City to replace the controls with heavier duty equipment of the type used by the City, in exchange for which the City would undertake full responsibility for maintenance to comply with the B.C. Hydro Tariff.

I am of the opinion that by eliminating the divided responsibility and the installation of more reliable controls there will be better service to the Public with fewer 'black-outs' at an estimated increase in the City's maintenance cost of \$1500 per year. If this offer is not accepted by the City, the Utility may elect to discontinue the special arrangement and require that the City maintain the controls as provided in their tariff. This would result in much higher maintenance costs to the City for replacing the existing worn out controls.

I recommend that the City take over the maintenance of the controls for City street lighting services which are now maintained by B.C. Hydro and Power Authority after the Company has replaced the controls with the type used by the City."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Closing Lanes and Consolidating City Lots within the Pacific National Exhibition Grounds

The Supervisor of Properties and the City Engineer report as follows:

"Several lots within the lease area to the P.N.E. have portions of the lot also included as Highway (2nd Narrows Bridge approach) and other lots have portions established for lane. It would also be beneficial for the description of lands included in the P.N.E. lease if various groups of lots were consolidated into one parcel.

It is therefore recommended that:

- (a) The 10-foot established strips between Lots 357 and 372, T.H., be closed and stopped up (lane south of McGill Street from Renfrew Street to Nootka Street).
- (b) The lane so closed and Lots 357 to 372 be consolidated to form one parcel.
- (c) Lots 529, 530, 531 and 541 except the part of each lot included in Highway Plan 28 together with Lots 542, 543 and 544, T.H., be consolidated to form one parcel.
- (d) The lane north of Oxford Street from Cassiar Street to the lane east of Rupert Street be closed, stopped up, title taken thereto and consolidated with the abutting Lots 10 to 33, Block 6, T.H.S.L. to form two parcels.
- (e) Lots 1 to 9, said Block 6, be consolidated to form one parcel.
- (f) Lots 1 to 8, Block 13, T.H.S.L., be consolidated to form one parcel.
- (g) Lots 9 to 16, said Block 13, be consolidated to form one parcel.
- (h) Lots 25 to 32, said Block 13, be consolidated to form one parcel.
- (i) Lots 1 to 8, Block 24, T.H.S.L., be consolidated to form one parcel.
- (j) Lots 9 to 16, said Block 24, be consolidated to form one parcel.
- (k) Lots 25 to 32, said Block 24, be consolidated to form one parcel.
- (l) Lots 1 to 8, Block 31, T.H.S.L., be consolidated to form one parcel.
- (m) Lots 9 to 16, said Block 31, be consolidated to form one parcel.

MANAGER'S REPORT, MAY 25, 1979 (WORKS: A1 - 5)

Clause No. 5 cont'd:

- (n) Lots 25 to 32, said Block 31, be consolidated to form one parcel.
- (o) Lots 1 to 8, Block 42, T.H.S.L. be consolidated to form one parcel.
- (p) Lots 9 to 16, said Block 42, be consolidated to form one parcel.
- (q) Lots 27 to 32, said Block 42, be consolidated to form one parcel.
- (r) Lots 1 to 11, Block 49, T.H.S.L., be consolidated to form one parcel.
- (s) Lots 22 to 32 except that part of each of said lot included in Highway Plan 46, said Block 49, be consolidated to form one parcel.

Be it further resolved that the Director of Legal Services be empowered to sign on behalf of the City any plans or documents required to accomplish the foregoing."

The City Manager RECOMMENDS that foregoing recommendation of the Supervisor of Properties and City Engineer be approved.

Note: A wall map will be available in the Council Chambers indicating the lane closures and lands to be consolidated.

6. Tender 793 - Street Pavement & Curbs
4th Avenue from Highbury St. to 4th Ave. Diversion

The City Engineer reports as follows:

"Tenders for the above were opened on May 16, 1979 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked for completeness and accuracy and any miscalculations or omissions have been corrected. Tabulations of total amounts bid are attached.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer recommends that:

- a) Contract 793 - Street Pavement & Curbs be awarded to the lowest bidder:

Imperial Paving Ltd.
4781 Byrne Road
Burnaby, B. C.
V5J 3H6

for the amount bid, namely \$210 528.30.

- b) A Contract satisfactory to the Director of Legal Services be entered into.
- c) The bid bonds for the unsuccessful tenders be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 181-2

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MANAGER'S REPORT, MAY 25, 1979 (WORKS: A1 - 6)

7. Tender 794 - Street Pavements and Curbs

The City Engineer reports as follows:

"Tenders for the above were opened on May 23, 1979 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of total amounts bid are attached.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer recommends that:

(a) Contracts be awarded to the low tenderer as follows:

Contract 794 - Street Pavement and Curbs, to
Standard General Construction Limited
201 - 3031 Viking Way
Richmond, B.C.
V6V 1W1

for the amount bid, namely, \$824 456.35.

(b) Contracts satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 181-2

Manager's Report, May 25, 1979 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Strata Title Application - Conversion
845 Hornby Street - The Mayfair Hotel

The Director of Planning reports as follows:

"An application has been received from Techram Securities Ltd., owners of 845 Hornby Street (Lots N $\frac{1}{2}$ of 29, 30, 31 and S $\frac{1}{2}$ 32, Block 60, D.L. 541, Plan 210) to convert the existing hotel to Strata Title ownership consisting of eighty commercial hotel units to be used for temporary accommodation only, six commercial office units, a restaurant unit and one basement unit. This would result in a total of eighty-eight strata lots.

Site Description

The site is "DD - Downtown District" with a frontage of 22.860 m (75 feet) and a depth of 36.576 m (120 feet) for a total site area of 836.127 m² (9,000 square feet). The building is known as the Mayfair Hotel and the units are rented out on a daily basis to tour groups. The applicant states that there are no permanent tenants occupying any of the units.

The main floor contains the lobby, an office for the hotel, and a large restaurant. The basement is utilised by the restaurant and is also used for storage, laundry and heating facilities in conjunction with the hotel. The second floor contains six commercial office units, with 80 hotel units located from the third to the thirteenth floors. The hotel units range in size from 44.036 m² (474 square feet) to 66.791 m² (719 square feet).

The development of the site as "a temporary abode for tourists or transients" was approved on June 26, 1963 with the condition that it was not to be used at any time as permanent living accommodation. The zoning at the time the hotel was approved was CM-1 Commercial District Schedule. This zone had no specific floor space ratio, but the bulk and height of any building was dependent on site area and street frontage. The use of the site as a hotel was permitted subject to special approval by the Technical Planning Board. The existing development has a floor space ratio of 7.43 and a height of 39.014 m (128 feet).

Under the Official Development Plan for the Downtown, hotels are permitted, subject to such conditions and regulations as may be prescribed by the Development Permit Board, and are considered to be commercial uses. The maximum floor space ratio which now would be permitted on this site is 4.00 for non-residential uses. There are provisions for additional non-residential floor space ratio in conjunction with residential use to a total maximum of 6.00. The existing hotel development exceeds the permitted floor space ratio and is non-conforming with regard to that regulation.

Applicant's Submission

The applicant has submitted the following information:

1. Letter of application.
2. Statement of ownership and declaration that there are no tenants except in the restaurant and five of the offices.
3. A letter from each of the five office tenants on the second floor acknowledging and consenting to Techram Securities Ltd., application to Strata Title the Mayfair Hotel. The restaurant is currently on a five-year lease with two options to extend the lease a further ten years.

Manager's Report, May 25, 1979 (BUILDING: A-4 - 2)

Clause 1 continued

4. Building inspection report from Gordon Spratt & Associates Ltd., Consulting Professional Engineers.
5. Schedule of estimated costs for necessary and recommended improvements to building from Gordon Spratt & Associates Ltd., Consulting Professional Engineers.
6. Strata Plans prepared by Gordon E. McLaren, B.C.L.S.
7. Detailed plans of the building.

Proposal Intent

In a letter dated February 5, 1979, the applicant states that the operation of the hotel will be maintained and the suites will be sold to individual investors as "hotel condominiums". This allows the strata lots to be held in title by a number of separate owners who are able to deduct depreciation against income at the rate of 5% of the value of the unit per year. Discussion with the Office of the Superintendent of Insurance, which administers the Strata Titles Act for the province, indicates that in such a situation, a normal condition of purchase would involve a management company or "pool" which would administer operation of all the units as a hotel. Such an arrangement would form part of the prospectus filed with the Superintendent of Insurance in Victoria. This procedure affords the opportunity for more smaller investors to participate who could not afford to purchase an entire building individually and will not jeopardise continued use of this building as a hotel.

Director of Permits and Licenses

With regard to the condition of the building, the Director of Permits and Licenses reports as follows:

"A memo to the Zoning Division of the City Planning Department lists the work which must be carried out to bring the building into compliance with the City of Vancouver Building By-law."

(See Appendix B for list of work which must be carried out).

Director of Social Planning

Further to the occupancy of the building, the Director of Social Planning reports as follows:

"The Social Planning Department has no objections to this application."

Further Requirements

The Director of Planning notes that under Section 3(2) of the Strata Titles Act 'garages, parking spaces, storage areas, and other areas or spaces related to the use of a strata lot that are intended for residential use shall not be designated as separate strata lots but shall be included as part of the strata lot or as part of the common property'. While a hotel is not considered to be residential use under the Strata Titles Act, it is clear that the storage and washroom facilities located in the proposed basement strata lot were intended to be used in conjunction with the restaurant and the hotel. It is inappropriate that these ancillary uses should be separated from the remainder of the development through ownership and the Director of Planning recommends, if this application is approved, that the proposed basement strata lot (Strata Lot 1) be eliminated from the strata plan, incorporating ancillary restaurant uses into the restaurant strata lot and identifying storage and laundry facilities ancillary to the hotel operation as common property.

Manager's Report, May 25, 1979 (BUILDING: A-4 - 3)

Clause 1 continued

Conclusion

The Director of Planning recommends that this strata title conversion application be approved. The hotel is being used, and can only be used for the temporary accommodation for tourists or transients. The conversion of this building will have little effect on the amount of rental accommodation in the area. The strata title ownership will affect the actual ownership of the units themselves and not their actual day-to-day use.

The Director of Planning notes for the information of Council and the applicant, that in order for owners or tenants to permanently occupy these units, a Development Permit Application to change the use from hotel to apartment would have to be submitted and approved.

RECOMMENDATION: The Director of Planning, with the concurrence of the Director of Permits and Licenses and the Director of Social Planning, recommends that:

This application be approved, thereby permitting the conversion of the premises at 845 Hornby Street (Lots N½ of 29, 30, 31 and S½ 32, Block 60, D.L. 541, Plan 210) to Strata Title Ownership, consisting of eighty-seven strata lots, subject to the following conditions:

- a) That the strata plan be revised to eliminate the proposed basement strata lot (Strata Lot 1), incorporating ancillary restaurant uses into the restaurant strata lot and identifying storage and laundry facilities ancillary to the residential use of the building as common facilities; and
- b) That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector and at no cost to the City."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Exterior Alterations to 1151 West 8th Avenue
DPA No. 83624

The Director of Planning reports as follows:

"In March 1976, Council designated 1151 West 8th Avenue (the Steamboat House) as a Heritage Structure. Under the provisions of the Heritage Designation By-law, no exterior alterations may be carried out without Council's approval. A Development Permit Application has been made for alterations that would include enclosing the porch, adding a dormer and fire escapes at the rear, and ground level skylights into the basement.

On May 14, 1979, the Heritage Advisory Committee received the application and recommended approval.

On May 22, 1979, the Director of Planning approved the Development Permit Application subject to approval by Council.

RECOMMENDATION

The Director of Planning recommends:

THAT Council approve the exterior alterations to 1151 West 8th Avenue as described in Development Permit Application #83624."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Champlain Heights - Enclave 1

The Champlain Heights Assistant Project Manager reports as follows:

"When the City sold land in Champlain Heights (Enclave 1) to Daon Development, deadlines were attached to the construction timetable to ensure that the houses were built within a reasonable length of time.

The first deadline was June 8th 1978, at which time 23 foundations were to be poured. Daon's Construction Manager advised at that time that 21 foundations were in place and that a two-month extension was required for the other two foundations. In August an additional two month extension was allowed Daon for the pouring of the necessary number of foundations.

The second deadline, as set out in the Option to Purchase Agreement, is now upon us which requires Daon to have poured 46 foundations by 8th June 1979. As of 22nd May 1979, 27 houses have been constructed and completed. The developer is currently seeking a number of minor amendments to the presently approved Development Permit for 5 lots and development approval for new plans for 9 lots (2 lots of which are already sold on the basis that development approval will be forthcoming). Construction on these lots will satisfy the second deadline.

The new unit plans that are to be submitted for development approval shortly, are a direct response to market demand; the original designs have been found to be too small in area and too complex in layout.

In view of the foregoing, the Assistant Project Manager recommends:

THAT the Director of Legal Services take such steps as are necessary to grant Daon Development Ltd. a further three month extension from June 8th, 1979, for construction of 46 foundations in Enclave 1.

This extension date does not extend the completion dates on the final phase of development in Enclave 1".

The City Manager RECOMMENDS that the foregoing recommendation of the Assistant Project Manager be approved.

4. Riley Park N.I.P. Appropriation of Funds - Storefront Library

The Director of Planning reports as follows:

" BACKGROUND:

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of \$100,000.00 to purchase books, equipment, furnishings and space renovations for a local Storefront Library. On 3 April, 1979, City Council considered the Director of Planning's report on overall implementation of the project and passed the following resolutions:

- (A) THAT City Council reconfirm its approval for the expenditure of N.I.P. capital funds for the Riley Park and Kensington Storefront Libraries subject to a further report by the Director of Planning on detailed capital needs and costs.
- (B) THAT City Council approve operating funding as an addition to the Vancouver Library Board's 1979 Operating Budget for 4 months operation of the Kensington and Riley Park Storefront Libraries in an amount of \$20,000.00 per library (\$40,000.00 total) as outlined in the report of the Director of the Vancouver Public Library.
- (C) THAT City Council authorize City staff to undertake site searches and complete leasing arrangements for the Riley Park and Kensington Storefront Libraries at the locations discussed in the report (Manager's Report of 30 March, 1979) and at a leasing cost as outlined in the report of the Director of the Vancouver Public Library.

Clause 4 continued

In response to resolution A above, the purpose of this report is to recommend an appropriation of a portion of Riley Park N.I.P. funds so that purchase of books, equipment and furnishings can proceed. A report on similar implementation through Kensington N.I.P. of the Kensington Storefront Library will follow shortly.

PROGRESS ON IMPLEMENTATION:

City Council and all other involved parties have agreed to the location of the Riley Park Storefront Library and the Little Mountain Neighbourhood House in the same building. The site search for this building is now underway and it is expected that an appropriate site will be secured shortly. Since it is expected that the premises will require some renovation, \$25,000.00 of the N.I.P. Storefront Library allocation is proposed to be earmarked and held to pay for these renovations to meet the needs of the Library. A report on the purchase, renovation and tenure costs and arrangements for the preferred site will be submitted to City Council as soon as possible.

The target date for opening the Riley Park Storefront Library is September, 1979. Books, equipment and furnishings must be ordered and much of this material may take 2 - 6 months for delivery. As such, it is important to appropriate the N.I.P. funds now so that the Vancouver Public Library can proceed with ordering immediately.

PROPOSED N.I.P. EXPENDITURE

The Vancouver Public Library proposes to purchase some 13,250 paperback and hardback volumes to comprise the basic collection as well as various necessary equipment and furnishings for the Riley Park Storefront Library as outlined in attached Appendix A. The cost as estimated by the Director of the Vancouver Public Library is \$75,000.00.

The cost estimate for books includes the purchase of the materials and all cataloguing costs. The most important equipment to be purchased is the delivery vehicle which will provide a direct link between the two new Storefront Libraries and existing full Branch Libraries. The Federal and Provincial Governments have agreed to the expenditure of N.I.P. funds for the delivery vehicle which will be equally cost shared between Riley Park N.I.P. and Kensington N.I.P.

The Riley Park Citizens' N.I.P. Planning Committee strongly supports the proposed appropriation of N.I.P. funds as the first step in the implementation of this high priority neighbourhood improvement.

RECOMMENDATION:

The Director of Planning recommends:

THAT City Council approve an expenditure of up to \$75,000.00 to be appropriated from the Riley Park N.I.P. Social and Recreation Facilities Budget Account #898/9412 for the purchase of books, equipment and furnishings for the Riley Park Storefront Library, costs to be shared as follows:

CMHC	(50% of total)	\$37,500.00	
Province of B.C.	(25% of total)	\$18,750.00	
City of Vancouver	(25% of total)	\$18,750.00	"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FIRE AND TRAFFIC MATTERSRECOMMENDATION1. Underground Traffic Signal Plant on
Fir Street at Broadway and at 12th Avenue

The City Engineer reports as follows:

"In conjunction with the upgrading of street lighting on Fir Street between 3rd Avenue and 16th Avenue, which is now under way as part of our 1979 Capital Program, it is desirable and opportune to place underground the traffic cables which are at present on wood poles on Fir Street between Broadway and the Lane South of Broadway. Also the traffic signal equipment at 12th Avenue and Fir Street should be improved by placing wiring underground and installing combination traffic signal/street light poles.

Cost of the traffic signal work is estimated at \$17,000. Funds are available in Account 250/7903 'Undergrounding Traffic Signal Plant, Unappropriated'.

I recommend that I be authorized to underground traffic signal plant on Fir Street at Broadway and at 12th Avenue at an estimated cost of \$17,000, and that funds be provided from Account 250/7903 'Undergrounding Traffic Signal Plant, Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 183

MANAGER'S REPORT, MAY 25, 1979 (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION

1. Annual Grants for Loaning Christmas Decorations
and Displaying Flags of Charitable Organizations

The City Engineer reports as follows:

"On November 21, 1978 while considering a grant request from the 1978 Christmas Carol Ship Committee for funds to rent City-owned festoons, Council requested the City Engineer to report on the establishment of an annual Engineering Department account to fund the free loan of these lights to this and similar organizations. This report has been expanded to include grant requests annually approved by Council for the display of charitable-organization flags.

A precedent for establishing annual accounts to fund small annually approved grant requests is Council's approval on November 27, 1962 of the establishment of account 8075/5156 'Energy for Community Association Decorations' to fund the cost of energy during the period December 15 to January 2 for illuminated Christmas decorations installed by local business associations on trolley poles in various business districts. This account provides for energy only, the cost of decorations and their installation/removal is borne by the merchants.

Annually, grants have been approved to the following five organizations for either the loan of festoons or the display of organization flags:

	<u>Estimated 1979 Grant</u>
1) Christmas Carol Ship Committee (loan of festoons)	\$ 750
2) Heart Foundation (display of flags)	400
3) Cancer Society (display of flags)	400
4) Red Cross (display of flags)	150
5) Salvation Army (display of flags)	<u>500</u>
Total for 1979	\$2,200

Item 2 to 5 have already have been approved for 1979. All grants quoted are for labour and materials provided by City crews to supply and maintain the festoons, or to install and remove the flags.

Although grants should not generally be part of departmental budgets because it removes them from Council's specific attention, these grants for many years have been routinely approved for the purposes stated and are relatively small in amount. Accordingly, it might be appropriate to include them in the Engineering Department budget for administrative convenience. Council will be advised every few years on the status of these grants.

In addition to the costs involved approval for the placement of the flags on the street allowances is required. This could be dealt with by authorizing the City Engineer to approve these specific requests on an annual basis.

Clause No. 1 cont'd:

In view of the foregoing it is recommended that:

- A. the City Engineer be authorized to approve the placement of the flags for the above organizations on an annual basis;
- B. funding for the maintenance of festoons and the displaying of flags for the above organizations be provided in the Engineering Department's annual budget on the condition that the funds so provided are used only for the purposes described in this report. Of the five organizations named in this report, only the Christmas Carol Ship Committee costs of \$750 remain to be expended in the current year. Therefore it is recommended that this requested authority be effective with the provision of the Christmas Carol Ship Committee needs for 1979, and that funding for this, in the amount of \$750 be provided from Contingency Reserve.

The Comptroller of Budgets and Research advises that funding for this purpose has traditionally been provided in community service grants."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Boiler Replacement - East Health Unit
2610 Victoria Drive

The Director of Civic Buildings reports as follows:

"On July 15, 1978, City Council approved a report of the Medical Health Officer which approved in part:

- A budget of \$351,000 for renovations to the East Health Unit, and
- Preparation of plans for the alterations.

The City Architect was directed to report back to Council with a final cost estimate upon completion of design.

Although design is still in the preliminary stage, funds are required now to carry out replacement of the boiler in advance of the main renovations. The estimate previously approved by Council included the cost of replacing the boiler, which will not last another heating season. The cost of replacing the boiler is approximately \$17,000.

The Director of Civic Buildings recommends that:

Council approve \$17,000 for replacing the boiler at East Health Unit, the funds to be provided from the Health and Welfare Buildings Capital Fund, Account 421/7902."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 183

MANAGER'S REPORT, MAY 25, 1979 (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Lease Renewal - 111 Alexander Street

The Supervisor of Properties reports as follows:

"The property legally described as Lots E½ 23, 24, and 25, except Right-of-Way, Block 1, D.L. 196, is reserved from sale for possible underground access to the waterfront. The site contains a structure of approximately 38.5 m2 which is used and operated as a cafe.

In this regard, the City of Vancouver entered into a two year lease agreement with the present tenant that commenced on May 1, 1977.

The tenant has requested a five year renewal of the lease and after negotiations, the Supervisor of Properties recommends the lease for 111 Alexander Street be renewed for five years commencing June 1, 1979 at a rental of \$175. per month inclusive of taxes.

It is recommended that the Director of Legal Services be authorized to prepare a lease to Yuen Hea Yee and Chan Mo Ching Yee reflecting the general terms set out in this report and other terms agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Transfer of two lots from Capital account to P.E.F. account

The Supervisor of Properties reports as follows:

"On October 17th and November 21, 1978 Council approved the purchase of two single family residences in the 4600 Block Nanaimo Street legally described as Lots 15 and 16, Block N, D.L. 393, Plan 12381 for street widening purposes. Fifty percent of the acquisition costs were provided from the Provincial Revenue Sharing Programme.

The dwellings have been demolished and the Survey Branch have prepared a plan of subdivision which dedicates the portions required for street widening and creates two new lots from the balance of the properties. It is proposed to market the two lots so created some time in the future.

The Provincial Revenue Sharing Act stipulates that if any property acquired under the act is disposed of, 50% of the proceeds must be returned to the Province. To simplify matters it is suggested that the two lots so created be "sold" to the Property Endowment Fund at the total estimated market value of \$55,000.00 at this time, so that the Province may be reimbursed immediately and any future repayment problems eliminated.

Clause No. 2 cont'd:

The Property Endowment Fund Board considered this proposal on March 8, 1979 and authorized the Supervisor of Properties to purchase the two lots on behalf of the Board for future marketing purposes, subject to the lots being cleared to the satisfaction of the Supervisor of Properties and a plan of subdivision being prepared. Both of these conditions have been met.

It is therefore recommended that:-

- (A) The subdivision plan marginally numbered LE4867 which dedicates the portions of the lots required for street purposes and creates two lots; be signed on behalf of the City and filed in the Land Registry Office
- (B) Council confirm the action taken by the Property Endowment Fund Board to purchase the two new lots for the total amount of \$55,000.00
- (C) The Province be reimbursed the appropriate portion of the purchase price of \$55,000.00."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lease - Portion of 1st Avenue under the Grandview Viaduct, East of Vernon Drive

The Supervisor of Properties reports as follows:

"A request was received from Johnstone Fabricators Ltd. to lease a portion of 1st Avenue under the Grandview Viaduct, east of Vernon Drive. The area to be leased is 17.37 m by 18.29 m (317.69m²) and is shown outlined red on plan marginally numbered LF8980.

Following agreement from the City Engineer and subsequent negotiations, Johnstone Fabricators Ltd. has agreed to lease this property for a term of 5 years commencing March 1, 1979, the lease to be subject to one year's notice of cancellation. The rental is to be \$160.00 per month gross and is subject to review after 2½ years.

It is recommended that the Director of Legal Services be authorized to prepare a lease to Johnstone Fabricators Ltd. reflecting the general terms set out in this report and other terms agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Rental Review - Widening Strip, E/S Rupert Street, between Price Street and 29th Avenue

The Supervisor of Properties reports as follows:

"On July 1st, 1954, Standard Oil Company of B.C. Ltd. agreed to lease from the City, that portion of widening strip situated on the east side of Rupert Street from 29th Avenue to Price Street, immediately contiguous to Lot 1, Block 96, except Parcel "A", Reference Plan 2155, D.L. 36 and 51, Plan 849.

MANAGER'S REPORT, MAY 25, 1979 (PROPERTIES: A9 - 3)

Clause No. 4 cont'd:

In May 1975, City Council approved a 10-year lease renewal for the period from July 1st, 1975 to June 30th, 1985, requiring a rental review every 30 months, the first review effective from January 1, 1978 at a rent of \$200.00 per month plus an amount in lieu of taxes.

Negotiations have continued for the past 18 months in an attempt to obtain an equitable new rental. It appeared the only means of settling the impasse was through arbitration. This was proposed and the Company finally agreed to accept a new rental of \$228.25 per month plus taxes as if levied, retroactive to January 1st, 1978.

It is therefore recommended that effective January 1st, 1978, the rental be increased to \$228.25 per month plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Lease Renewal - Dudley Street south of Kent Avenue south and portion of Kent Avenue south

The Supervisor of Properties reports as follows:

"MacMillan Bloedel Limited have asked that their lease of this property which expired in April 1974, be renewed for a further period. The area leased is shown on the attached plan and comprises 1.725 hectares.

Following agreement with the City Engineer and extended negotiations, MacMillan Bloedel Limited have agreed to lease this property for a term of ten years from November 1st, 1978. The rent to be increased from \$1279.00 per month plus taxes (\$2822.19 per month in 1978) to \$50,000.00 per annum inclusive of taxes.

It is recommended that the Director of Legal Services be authorized to prepare a Lease to MacMillan Bloedel Limited on the general terms set out in this report and other terms agreed to in negotiations subject to the lease being drawn to the satisfaction of the Director of Legal Services and the City Engineer and the execution of the lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Rental Review - 1490 West Broadway, 3rd Floor

The Supervisor of Properties reports as follows:-

"The 3rd floor of 1490 West Broadway is leased to Pitman Business College Ltd. for 5 years until September 30, 1981.

The rent was subject to review as of April 1, 1979 and after negotiation the lessee has agreed that it be increased from \$1,000.00 per month to:-

(A) \$1,100.00 per month from April 1, 1979 to March 31, 1980

(B) \$1,200.00 per month from April 1, 1980 to Sept.30, 1981

The Supervisor of Properties is of the opinion that these increases are realistic and recommends their adoption."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

7. Lease - Portion of Kent Avenue South,
East of Elliott Street

The Supervisor of Properties reports as follows:-

"As a result of an exchange of lands in 1958, approximately 348 meters of Kent Avenue South was leased to Stradiotti Brothers Limited for 21 years at a rent equivalent to taxes. (\$3,877.15 in 1978.)

The lease expired on February 28, 1979 and following agreement from the City Engineer and subsequent negotiations, Stradiotti Brothers have agreed to lease a lesser portion of street (as shown on attached plan and measuring approximately 206 meters) for a term of 2 years commencing March 1st, 1979. The lease to be subject to 90 days cancellation and the rent to be \$650.00 per month gross. The lessees ask that the lease be drawn in favour of Centre Bay Holdings Ltd.

It is recommended that the Director of Legal Services be authorized to prepare a lease to Centre Bay Holdings Ltd. reflecting the general terms set out in this report and other terms agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Lease to Holt Glass Ltd.

The Supervisor of Properties reports as follows:

"Under an agreement dated September 1st, 1977, the City leased to Holt Glass Ltd. for a term of 21 years property at the northwest corner of 2nd Avenue and Cambie Street known as Lot F, Block 279, D.L. 526, Plan 11961, together with an adjacent portion of 2nd Avenue and of Cambie Street. At the commencement of the lease, the lessee conducted a glass business and a car wash and gasoline station.

The location proved to be very poor for the service station and car wash operation which has since been terminated. He has approached the City with a request that the two road strips be deleted from the lease and that the City waive the requirement of a three-month security deposit. The saving to the lessee would be approximately \$1,700. per annum which he now pays as an amount in lieu of taxes for the two road strips, and the three month security deposit. The annual rental for Lot F which the lessee will continue to lease, is \$35,000. per annum plus an amount in lieu of taxes, with regular reviews. The account is paid up to May 31st, 1979 and the lessee has agreed to keep his account up to date at all times.

After discussion with the lessee, the Supervisor of Properties recommends that the lease made between the City and Holt Glass Ltd. be modified as follows, to take effect as of May 16th, 1979:

- (A) Removal from the lease of the two road strips adjoining Lot F, Block 279, D.L. 526, being a portion of 2nd Avenue and a portion of Cambie Street;
- (B) The requirement of the three-month security deposit be waived, providing that the City retains the right in the lease to reinstate it at any time should the rent fall into arrears; and the City to retain the right to require a security deposit from any sub-lessee or assignee which the City may approve.

All other terms and conditions to remain the same."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT, MAY 25, 1979 (PROPERTIES: A9 - 5)

9. Lease to Kiwassa Neighbourhood Services Association

The Supervisor of Properties reports as follows:

"Since 1953, the Kiwassa Neighbourhood Services Association has leased an old firehall on Lots 1 and 2, Block 16, D.L. 182, known as 600 Vernon Drive, for use as a neighbourhood house. The lease expired on September 26, 1978 and has been held over on a month-to-month basis pending the outcome of their plans.

On May 15, 1979, Council approved the construction of a new Kiwassa Neighbourhood House on the site at a cost of \$266,500.00 and authorized the Director of Legal Services to enter into a contract with the successful bidder.

Discussions have been held with the Kiwassa Neighbourhood Services Association regarding a new lease to allow construction of the building. It should be noted that money obtained for construction of the new building through N.I.P. regulations and possible community recreation facilities grant, require a lease of a minimum of 8 years, preferably longer.

The following terms have been agreed to by the Executive Director of the Kiwassa Neighbourhood House.

- (a) Term of 10 years, commencing June 1, 1979 with an option for a further 10 years;
- (b) A nominal rental of \$10.00 per year, with the 10 years rental prepaid;
- (c) The Kiwassa Neighbourhood Services Association to provide social, recreational, cultural, or educational services at nominal or no cost to the general neighbourhood population;
- (d) The Association to be responsible for all maintenance, repairs, utilities and insurance.

The Supervisor of Properties recommends the Director of Legal Services be authorized to prepare a lease to the Kiwassa Neighbourhood Services Association reflecting the terms set out in this report and such other terms and conditions as he deems necessary to protect the City's interests."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

10. Lease renewal - Cafeteria Lease to C.N.I.B. (Caterplan Services)

The Supervisor of Properties reports as follows:

"Lease and operation of the City Hall Cafeteria and East Wing Staff Lunchroom was awarded to the C.N.I.B. for a period of three years, (May 1st, 1976 to April 30th, 1979) at a rental of \$4,151.40 per annum.

The consensus appears to be that the services provided by Caterplan Services Ltd. have been satisfactory and the operators were approached with regard to their intentions for a lease renewal. Mr. Lindsay, Manager of Caterplan Services Ltd. has indicated that they would like to renew the lease for a 4 year period, and the Properties Office informed him that the City would require a 2 year rental review clause, effective from May 1st, 1981.

MANAGER'S REPORT, MAY 25, 1979 (PROPERTIES: A9 - 6)

Clause No. 10 cont'd:

An analysis of the operating statement for the year ending 1978, issued by Price Waterhouse & Co., Chartered Accountants for the C.N.I.B., indicates that during the past year operating costs increased approximately 10%.

A projection of food prices by Caterplan for the current year, and a review of the rental presently charged by the City indicates that a minor increase in rental rates appears justified and in this regard, M. Lindsay, Manager of Caterplan, has agreed to pay an annual rental of \$4,961.44, subject to the 1981 rental review clause.

It is therefore recommended that a rental of \$4,961.44 for the period May 1st, 1979 to April 30th, 1983 be charged to Caterplan subject to a rental review effective May 1st, 1981."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

11. Option to Renew Lease - 1985 West 4th Avenue

The Supervisor of Properties reports as follows:

"1985 West 4th Avenue, legally described as Lot 38, Block 236, D.L. 526, is comprised of 2,000 sq.ft. of main floor office space which has been rented by the Vancouver Health Department for use as a local medical clinic.

City Council on May 14, 1974 approved the leasing of 1985 West 4th Avenue for five (5) years beginning July 1st, 1974, with a Right of Renewal for a further five (5) year period on the same terms and conditions as the existing lease except as to rent. The present rent is \$600. per month plus all outgoing expenses.

After negotiations, the owner has offered to rent the property for the sum of \$900. per month. This offer is fair and reasonable, representing an annual increase of 8% per annum."

The Acting Medical Health Officer reports as follows:

"The Ministry of Health, Province of British Columbia, made a grant of \$85,000.00 during the fiscal year April 1, 1978 - March 31, 1979 to assist in the financing of the Youth Health Service, Vancouver Health Department. It is not yet known what the grant for the fiscal year April 1, 1979 - March 31, 1980 will be. However, the Honourable R.H. McClelland, Minister of Health, Province of British Columbia, stated in a letter dated March 8, 1979 (copy attached) that he is recommending a grant of \$89,250.00 to assist in the financing of the Vancouver Youth Health Service for 1979/80. This grant will be subject to the passing of the Ministry's estimates in the legislature.

The provision of office space is, however, the responsibility of the City of Vancouver. The sum of \$7,200.00 (based on existing rental and pending the renewal of the lease) has already been provided in this year's budget of the Health Department for the rental of 1985 West 4th Avenue, for the Youth Health Service - Pine Clinic. (Account Code 7644/313). An additional amount of \$1,800.00 will be required to pay the increased rental for the period July 1, 1979 - December 31, 1979. Rental for the period January 1, 1980 - December 31, 1980 will be \$10,800.00.

MANAGER'S REPORT, MAY 25, 1979 (PROPERTIES: A9 - 7)

Clause No. 11 cont'd:

The Comptroller of Budgets and Research advises that, if this report is approved, the additional sum of \$1,800.00 will be provided from Contingency Reserve."

The Supervisor of Properties recommends the acceptance of the new rental, for the period beginning July 1st, 1979 and ending June 30th, 1984, of \$900. per month plus all outgoing expenses."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

12. Exchange of Land - East of 2736 Cheyenne Ave. for
7296 Culloden St.

The City Engineer and the Supervisor of Properties report as follows:

"The property at the northeast corner of 57th Avenue and Culloden Street was recently acquired by Mr. Peter Wolfe, Contractor, and a development permit application has been issued to demolish the old house on the site and build a new single-family dwelling. This property is only one-half block west of Knight Street, and a 7 foot widening strip will be required for future left turn bays on 57th Avenue.

This is not a high priority location for left turn bays at present, but turning volumes are very high, and bays will be required within the foreseeable future. Most of the 7 foot widening strips along 57th Avenue have already been obtained. If this portion is not obtained now, the future cost and disruption will be far higher with a new home on the lot.

Properties Division negotiations with the owner have resulted in the owner's agreement to accept City-owned Lot 5, Block B, D.L. 37, Plan 1376 in exchange for his property. Both sites have an estimated market value of approximately \$40,000, although the lot dimensions and respective areas are different. (See sketch). The City lot is located on the S/S of the 2700 Block Cheyenne Street and is included in the Property Endowment Fund.

The City Engineer (to his account) has now surveyed and staked the City property and it is proposed that the City also install a water service to this lot at no cost to Mr. Wolfe. In addition, the owner's construction program will have been delayed by approximately 30 days and as such his financing and out of pocket expenses should be reimbursed. In this regard the owner has agreed to accept the sum of \$500 inclusive of all considerations, which amount is considered realistic under the circumstances.

Council should also be aware that the Supervisor of Properties has appealed to the Board of Variance for a slight relaxation of the floor space ratio to permit the same size dwelling to be erected on the City lot as was permitted on the owner's site. Mr. Wolfe will accept the City lot regardless of the outcome of the Board's decision.

In view of the foregoing, it is recommended that the Supervisor of Properties be authorized to effect the exchange of privately-owned Lot 70, Block 29, D.L. 200, Plan 1770, for City-owned Lot 5, Block B, D.L. 37, Plan 1376, subject to both lots having clear title and subject to the following:

MANAGER'S REPORT, MAY 25, 1979 (PROPERTIES: A9 - 8)

Clause No. 12 cont'd:

- a. City to compensate the owner of Lot 70, Block 29, D.L. 200 (Mr. Peter Wolfe) for out-of-pocket expenses in the amount of \$500.
- b. City to provide at no cost to Mr. Wolfe, a residential water service to the City Lot 5, Block B, D.L. 37.
- c. The Property Endowment Fund to be reimbursed in the amount of \$40,000 for City lot 5, Block B, D.L. 37.
- d. The date for adjustment purposes to be June 1, 1979.

Total costs in the amount of \$41,005 are to be charged to Account 148/7971 Miscellaneous Property Acquisition and disbursements made as follows:

To Property Endowment Fund (market value of Lot 5, Block "B", D.L. 37, Account No. 5927/9810)	\$40,000	
Mr. Peter Wolfe (out-of-pocket expenses)	500	
City Engineer (Waterworks) (Water service to Lot 5, Block "B", D.L. 37, Account No. 148/7971)	505	
	<u>\$41,005</u>	"

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Supervisor of Properties be approved.

13. Sale of Property -
20th Avenue West of Crown Street,
N.W. Corner Main Street and 19th Avenue

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described properties on April 30, 1979, and were opened in public at 9.30 a.m. Tuesday, May 22, 1979.

Recommended that the following offers to purchase, being in each case the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

1. Lots A and B, Sub. 1; and Lots D, E and F, Sub. 4, all in Block 43, D.L. 139, Plan 17547, 20th Avenue West of Crown Street - R.S.1

<u>Lot</u>	<u>Name</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>	<u>Conditions</u>
A	Kermode, D.	43' x 122'	\$48,210	Cash	P.U.Right-of-Way
B	Yee, C.Q. & J.Y.	55' x 122'	\$61,500	City terms @ 13%	P.U.Right-of-Way
D.	Citation Construction Co.	38' x 122'	\$60,100	City terms @ 13%	P.U.Right-of-Way

MANAGER'S REPORT, MAY 25, 1979 (PROPERTIES: A9 - 9)

Clause No. 13 cont'd:

- | | | | | | |
|---|------------------------------|---------------------|-----------|----------------------|-----------------------------------|
| E. | Sengara, L. | 38' x 122' | \$60,458 | City terms.
@ 13% | |
| F. | Camar Develop-
ments Ltd. | 44.5' x 122' | \$57,050 | Cash | P.U.Right-
of-Way |
| 2. <u>Lots 16 and 17, Block 2, D.L. 628, Plans 689 and 4398 -
N.W. Corner Main Street and 19th Avenue - C-2</u> | | | | | |
| | Kokan, P. | 33' x 89.6'
each | \$120,000 | City terms
@ 13% | Subject to
existing
tenancy |

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

14. Establishing a portion of City owned lands
for lane purposes - E/S 4600 Block Sophia

The Supervisor of Properties reports as follows:

"Lot 30, Block 12, D.L. 633, Plan 2039, situated on the east side of 4600 Block Sophia Street was acquired by tax sale in 1922 and is currently maintained in our P.E.F. Inventory. This lot is in an area zoned for single family residences and consideration is being given to place it on the market in the near future. The City Engineer has requested the Supervisor of Properties to establish the east 10 feet of this lot for lane purposes prior to marketing.

It is therefore recommended that the east 10 feet of Lot 30, Block 12, D.L. 633, Plan 2039 be established for road purposes and that the formal resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 183-4

B

234

MANAGER'S REPORT

DATE: May 23, 1979

TO: Vancouver City Council
SUBJECT: Grant Request - Gastown Fishermen's Market Society
CLASSIFICATION: CONSIDERATION

The Deputy Director of Finance reports as follows.

"The City has received a request from the Gastown Fishermen's Market Society for consideration of the following grant requests:

(a) Accumulated Operating Deficit	\$29,320.68
(b) Capital Improvements	\$153,860.00

The President of the Society has submitted the following letter, dated May 4, 1979, in support of the request.

'In order to summarize the present position of the Gastown Fishermen's Market, I have prepared the following statement on behalf of the Market Society. We hope this will assist you in determining your course of action with regard to the future of the Market.

Despite almost two years of operation under circumstances that make a viable business difficult to operate at the least, those of us remaining in the Gastown Fishermen's Market are nonetheless convinced that there is a need for a permanent market on the downtown Vancouver waterfront. We are supported in this conclusion by our customers, and our hopes are encouraged by the continued interest of the Vancouver media.

In December 1978 we were confronted by the possible termination of our lease by the National Harbours Board. At that time the National Harbours Board was reluctant to extend the lease due to the financial instability of the Market. Those of us remaining in the Market felt our financial instability was the direct result of poor management and poor advertising in previous years, and the long term consequences of initial undercapitalization. The expense of management has now been eliminated by the termination of the market manager's position and the members of the new board of directors have carried out his duties on a volunteer basis. As a direct result of these improvements, the National Harbours Board has extended our lease to October 31, 1979.

The problems of undercapitalization and lack of advertising remain, however, and are one and the same problem in the sense that each contributes to the inadequacies of the other. As long as the Market is in its present physical condition there is little possibility of establishing a tenancy rate at the level required to generate sufficient to meet operating expenses, let alone allow a budget for adequate advertising. This "catch-22" lease-financing-advertising situation makes it difficult to encourage new tenants to come into the Market; yet we have a number of parties who have expressed interest in setting up business. They are interested but reluctant to invest large sums of money in such an uncertain position.

The Market Society members feel the following provisions are necessary to establish the Gastown Fishermen's Market as a financially self-supporting and stable entity:

1. We receive the funds necessary to eliminate our past operating deficit and to implement required physical improvements.
2. The National Harbours Board grants the Market a long term extension to the lease.

According to the National Harbours Board, the funds required to cover our operating deficit, as of April 1979, are \$29,302.68. The funds required to physically improve the Market according to an engineering study by William McCreery, Architects, (August 1978) are \$153,860.00.

In view of the fact that the Gastown Fishermen's Market was conceived as a temporary "trial" market, it is fair to conclude that the Market has performed well within the limitations outlined above. Assuming that a permanent market for the Vancouver waterfront is possible in the foreseeable future, it appears to us that it would be more economical and more efficient to build on the nucleus of merchants and customers already established in the Market than to let the present market collapse and then try to establish a new market some time in the future.'

Comments by the Deputy Director of Finance

The Gastown Fishermen's Market was constructed at a cost of \$400,000 as an "interim" market with the source of funds being Federal Government Urban Demonstration Project Funds. The market was constructed in approximately two months time and commenced business on July 1, 1977.

The terms of the interim market agreement provided that it operated until December 31, 1978 or such later date as determined by the Board (N.H.B.).

Legal Agreements

There are basically three legal agreements involved in the construction and operation of the Market.

1. Ministry of State for Urban Affairs - N.H.B. - City of Vancouver
(Tri-Partite Agreement)

This is the main agreement that provides the funds to construct the Market and sets out the terms of its function.

2. National Harbours Board and City of Vancouver

This agreement provides for the construction by the City on N.H.B. property and sets out revenue distribution between the N.H.B. and the City. In addition it sets out further terms on how the Market is to operate.

3. National Harbours Board - Gastown Fishermen's Market Society

This agreement provides for the operation of the Market by the Society on the Harbours Board site and contains the conditions that the Market will operate under.

Financial Statements

The financial statements for the Market as at April 25, 1979 show a net operating loss to date of \$27,346.63.

This amount is basically made up of amounts owed to the City for taxes since July 1, 1977 and the N.H.B. for rent (balance).

- City of Vancouver Taxes to Dec. 31, 1978		\$13,486.54
- N.H.B. Rent	\$12,274.33	
- N.H.B. Rent - Hydro	<u>2,192.35</u>	\$14,466.68

The N.H.B. on January 1, 1979 reduced the rental rate from 40% to 10% of revenue in order to assist the Society in its financial difficulties. However, even with this the operating deficit for the period January 1st to April 25th, 1979 is \$2,911.64.

(Please see Appendix "A" and "B" for details of the balance sheet and the income and expenditure statement).

The Market Society has submitted a projected monthly statement of income and expenditure based on a revitalized Market. See Appendix "C" attached. My comments on this statement are that it is highly optimistic for a 12 month operation in light of previous results, there is no provision for capital repayment and it assumes a 10% rental rate which the N.H.B. has not agreed to that I am aware of on an extended basis.

Capital Improvements

The Society has requested an amount of \$153,860.00 for certain capital improvements to the Market. The details are attached as Appendix "D" and are summarized below:

(1) Health and Environment (Items 1 - 6)	\$73,600
(2) Organization, Image and Entrance (Items 7 - 9)	\$65,665
(3) Signage, Graphics, Coordination (Items 10 - 11)	\$14,605
Total	<u>\$153,870</u>

The above items and costs were prepared by William McCreery Architects in 1978 for the Gastown Fishermen's Market Society. If Council considered expending any further capital funds on the Market the Director of City Buildings, the City Medical Health Officer and the Director of Permits and Licenses should report back to City Council.

The Deputy Director of Finance submits the following grant requests for the CONSIDERATION of Council.

- Operating Grant	\$29,302.68
- Capital Grant	\$153,870.00

and RECOMMENDS that if Council is considering making either grant that

- the operating grant not be in excess of the outstanding City taxes as at December 31, 1978 amounting to \$13,486.54;

and in the case of the capital grant that it be subject to:

- (A) The extension by the Harbours Board of their lease with the Gastown Fishermen's Market Society by at least 3 years;
- (B) The National Harbours Board granting the City permission to carry out the necessary alterations and renovations;
- (C) The Director of City Buildings, the Medical Health Officer and the Director of Permits and Licenses report back to Council on the Society's proposal prior to any commencement of funding, specifically with relation to the estimates and with recommendations on the individual proposals.
- (D) The Society agree to new rental payments to the City to amortize the City's investment in due course, and to pay City taxes.

The City Manager submits the above report to Council with the following additional comments.

The investment of a further \$150,000 by the City would represent a gamble. It is quite possible that even with that investment the market may not prosper for the following reasons:

- (a) Business is generally poor in Gastown in the winter
- (b) Access problems across the railway track will persist
- (c) Competition with the Granville Island market which is about to open.

There is no legal or moral obligation for continuing the market. The "demonstration period" is over. Lessons have been learned from this, and will be learned from the Granville Island market, which will bear on a permanent fishermen's market that may be established some years from now with a new fishboat basin.

The only arguments for taking the gamble would be

- (i) Social benefits of good seafood at fair prices for nearby residents
- (ii) Symbiotic effect of the market on the health of Gastown merchants.

Council must judge whether these justify the proposed gamble.

The City Manager submits for Council's CONSIDERATION:

- (1) An operating grant of \$13,486.54 to cover taxes outstanding on December 31, 1978, and
- (2) A capital grant, to be charged to 1979 Supplementary Capital Budget, but such a grant to be approved at this time in principle only, subject to conditions A, B, C and D.

FOR COUNCIL ACTION SEE PAGE(S) 184 & 190

DATE May 25, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: SUMMARY REPORT - GRANVILLE STREET IMPROVEMENTS -
NELSON STREET SOUTH TO GRANVILLE STREET BRIDGE

CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

The attached report from your officials presents proposals for improvements to Granville Street from Nelson Street south to the Bridge, based on a report from Alan Clapp and Associates and discussions with the Granville Street Merchants. The report considers four general areas: A - Beautification, B - Building Improvements, C - Development and Restoration of Vacant Land, Empty Buildings and Old Hotels and D- Character and Quality of Business and Street Social Scene.

The recommendations as listed below are reasonably self-explanatory.

RECOMMENDATIONS

It is recommended that:

1. City Council approve an amount of \$15,000 which represents 50% of the cost of creating a small urban park on Bank of Montreal land located on the southwest corner of Granville and Davie. The recommended source of funds is the 1979 Supplementary Capital Budget.
2. Detailed street improvement plans be prepared for Granville Street from Nelson Street south to Granville Bridge on the basis of a \$450,000 budget as per the proposed timetable; and that once these details have been finalized, the City initiate a local improvement on the basis of a 2/3 property owners, 1/3 City share, with the recommendation that the 1980 Council consider the 1980 Supplementary Capital Budget as the source of funds for the City's share.
- 3.a. Council approve the Granville Bridge and Granville Street median improvements in principle (estimated at \$200,000) with the recommendation that the 1980 Council consider the 1980 Supplementary Capital Budget as the source of funds for the City's share.
 - b. If 3.a. is approved, that up to \$10,000 be approved from 1979 Supplementary Capital Budget (\$3,000 for a feasibility analysis and up to \$7,000 for a detailed design if necessary) to permit the City Engineer to carry out the detailed structural analysis for report back to Council regarding proposed bridge improvements.
4. The Mayor approach the Provincial and Federal Governments for a special grant in 1980 to assist in upgrading this key entranceway to Downtown Vancouver.
5. The Director of Social Planning, in consultation with the Superintendent of the Parks Board and the Supervisor of Properties examine the cost implications, possible funding sources and feasibility of developing the proposed Flagpole Park site for park purposes.
6. The Director of Permits and Licenses assign staff to co-ordinate development and building permit applications from Granville Street building owners.
7. The Director of Civic Buildings report to Council within six months on the future of the Continental Hotel, including its physical condition, landscaping and the Granville Street Consultant's proposals.

8. The Director of Legal Services prepare a Standards of Maintenance By-law for commercial premises; and that such a by-law be developed in conjunction with the Directors of Permits and Licenses and Planning for consideration by Council.
9. That the Director of Planning in consultation with the Director of Legal Services be instructed to make application to amend the Zoning and Development By-laws to provide that in all districts where retailing is now allowed either as an 'outright use' or allowed as a special use - subject to prior approval of the Director of Planning or the Development Permit Board as the case may be, that ... 'a retail store, selling or providing sex oriented products as a principal or primary use' - require the special approval of the Director of Planning or the Development Permit Board, as the case may be.

And, that the application by the Director of Planning for the above proposed amendments to the Zoning and Development By-law be referred to a Public Hearing.
10. The Director of Permits and Licenses in consultation with the Director of Legal Services and other appropriate civic officials, submit amendments to the City License By-laws to provide that for any retail store, selling or providing sex-oriented products as one of the, or as the principal use:
 - (a) the annual license fee be \$3,000
 - (b) the hours of business be restricted to Monday, Tuesday, Wednesday and Saturday 9 a.m. to 6 p.m.
Thursday and Friday 9 a.m. to 9 p.m.
 - (c) the age of any clientele be restricted to over 18 years.

Further, that amendments be submitted for the License By-law to provide for the regulation, display of goods and appearance of the foregoing use classifications.

The City Manager RECOMMENDS approval of the above recommendations.

FOR COUNCIL ACTION SEE PAGE(S) 184

Date May 25, 1979

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Sale of Property -
N/W Corner Burrard & Smithe Streets

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot A, Block 6, D.L. 185, Plan 13983
North West Corner Burrard and Smithe Streets

<u>Name</u>	<u>Approx. Size</u>	<u>Sale Price</u>
Sigma Investments (1976) Ltd.	2,836.8 m ² (30,535 sq.ft.)	\$1,947,500 (NET)

TERMS:

Cash: \$500,000

Balance payable under agreement for sale on City terms with interest at 13% per annum.

Date of Adjustment: June 30, 1979

Conditions of Sale:

- (a) A public utility right-of-way in favour of the City of Vancouver over the northerly 5.18 m (17 feet)
- (b) Subject to existing tenancy

For Council's information, an offer of \$1,800,000 (gross) was also received on this property within the same week.

PLEASE NOTE: This sale requires the affirmative vote of two-thirds of all the members of Council (Section 190(b), Vancouver Charter)"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 184

DATE: May 29th, 1979

TO: Vancouver City Council

SUBJECT: Gypsy Moth Control Program

CLASSIFICATION: Consideration

The City Manager reports as follows:

Following Council's May 23rd approval of a set of actions to attack the gypsy moth, spraying began on May 24th in Kitsilano Park. Wind forced cessation of spraying early in the day. When spraying began in residential areas on the 25th, demonstrators blocked the spray truck's access, and the Federal representatives ultimately withdrew the spray truck.

The demonstrators argued that the City had not arranged for an alternative (soap) for those who refused carbaryl, that the necessary resident agreements for spraying had not been obtained, and that proper notification had not been given residents.

City staff met with Greenpeace representatives Friday, May 25th and Saturday, May 26th and established a joint interpretation of the Council resolution of May 23rd. This interpretation calls for City Health Department staff to carry out surveys to determine resident wishes on a block by block basis, and establish specific notification and pre and post spray signing procedures. It also calls for the City to make insecticidal soap spray available for those who refuse carbaryl and would like their premises sprayed with soap.

The City Manager's report of May 17th and the Council resolution of May 23rd, both contain the following wording:

- "c) Field workers will be calling on all houses in a given block during the day and in the evenings, and will seek voluntary consent to carbaryl spraying, but outlining also alternatives if they can not get such consent.
- d) In the most important blocks, near the known infestation, if they get over 80% consent, then a contractor to Agriculture Canada will be asked to spray the consenting properties."

Greenpeace representatives have noted that this requires 80% approval before any carbaryl spraying takes place. Federal representatives have stated this is not the intent of the statement and that at this time they believe anyone in the area who wishes his lot sprayed with carbaryl should be able to have it done. At least some members of Council have indicated a similar understanding of the discussions on May 23rd. Accordingly, the City Manager requests clarification of Council's intent in this regard and suggests the following alternatives:

- A) consider the carbaryl spray program on a lot by lot basis-i.e. if an owner (or the majority of residents in a multiple dwelling) wishes it, the Federal Government contractor will spray their premises.

- B) retain the principle that a majority must consent before the carbaryl spray program can proceed on consenting properties only within a block - i.e. replace the 80% with 50%.
- C) require a solid majority of say 60%, before the carbaryl program proceeds on consenting properties in any block - i.e. replace the 80% with 60%.

The City Manager submits the foregoing alternatives for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 184, 187-9

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MAY 17, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 17, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Boyce
Alderman Ford
Alderman Puil

ABSENT : Alderman Kennedy

CLERK TO THE
COMMITTEE : E. Bowie

RECOMMENDATIONS

1. Strata Title Conversion Regulations and Long-Term Leases

The Committee had for consideration a Manager's Report dated April 25, 1979 (copy circulated) in which the Director of Planning reports on strata title conversions and long-term leases. The Committee also noted letters on the proposed strata title conversion of 1815 Cornwall and 2910 Alder from Ms. B. Clay-MacKenzie, President, Clarton Court Tenants Association and Ms. M. DeWees, Vancouver Tenant Federation, and a letter from Ms. J. Haliburton, on behalf of the residents of Melton Court (copies circulated).

Article II.7 of the City's Strata Title Regulations prohibits conversion of existing rental accommodation to Strata Title ownership in circumstances where more than 10% of the tenants object to the conversion.

During the past six months the City has been approached by investors seeking to alter or remove this prohibition. There have also been some requests to put existing rental units under long-term leases. The effect of lengthy leases has been judged to be comparable to strata conversion and is governed by similar, though not identical, regulations.

In evaluating the requests for regulatory change, the Planning Department's analysis has been guided by two central questions: 1. is the conversion of short-term rental to strata title or long-term lease desirable? and 2. if not, are the current regulations an appropriate means of maintaining rental housing?

In the course of reviewing the Strata Title Regulations it became evident that some rewording would assist in clarifying the procedure and furthermore that an appropriate fee for processing the application should be identified. The proposed revision is attached as Appendix I. The revision outlines the proposed Strata Title Conversion process and incorporates conditions for approval or refusal of applications as outlined by the Strata Title Act. These changes are primarily of a "housekeeping nature".

The Director of Planning recommends that the operation of these regulations be monitored and that he report back to Council at such time as market conditions, recent experience and/or public attitudes indicate an alteration to the Strata Title Conversion Regulations.

cont'd....

Clause No. 1 cont'd:

In the circumstances where application is being made for conversion to long-term lease the Strata Title Regulations are seen to be an appropriate requirement for the applicant to meet except in circumstances provided for in Council resolutions of November 29, 1977 (new buildings) and September 23, 1975 (single-family dwellings with provision of an option to purchase in favour of the tenant).

The report states that the current 90% approval requirement is too inflexible and suggests that a two-thirds approval of tenants would be acceptable provided adequate safeguards as outlined in the Residential Tenancy Act and in the City's Strata Title Regulations are ensured.

The Director of Planning, in his report, refers to two specific applications for strata conversion at 1815 Cornwall Avenue and 2910 Alder Street. Since these applications have not been accompanied by an appropriate indication of tenant support the Director of Planning recommends refusal.

Dr. A. McAfee, Overall Planning Division, led discussion of this report with the Committee and illustrated by chart a comparison in the vacancy rates in the City with statistics from C.M.H.C. and the Rental Housing Council, between 1976 and 1979.

During her presentation Dr. McAfee requested that the Committee consider an amendment to one of the Director of Planning's recommendations (Recommendation E) dealing with long-term leases i.e., that cooperative ownership as provided under Section 51.5 of the Real Estate Act be added.

Also present were Ms. B. Clay-Mackenzie, Ms. M. DeWees and Mr. D. Vanin, Social Planning.

Ms. M. DeWees, on behalf of the Vancouver Tenant Federation, spoke in opposition to any change in the percentage of tenant approval as presently contained in the Strata Title Regulations. She believes the present regulations to be the best protection for tenants. She also stated that the City must take the initiative in providing all the facts concerning strata conversion to tenants prior to actual consideration of applications (See Recommendation B).

Mr. V. Dewitt, of Dominion Habitat Consultants, applicants for the conversion to strata title of the properties on Cornwall and Alder addressed the Committee, stating that it was not intended that conversion to strata title displace or cause hardship to tenants but to make favourable self-owned accommodation at fair and reasonable prices.

Mr. W. Levine, of Daon Pacific, spoke to the Committee on his Company's involvement over the past six years in strata title conversions and further reiterated remarks and suggestions from his letter dated March 21, 1979 (copy circulated).

In discussion a major concern put forward by those present was the possible displacement of elderly and disadvantaged persons. Also discussed was the idea that instead of the proposed revision to a two-thirds majority of tenants in favour of conversion over the 90% in the present regulations, consideration be given to allowing the conversion to proceed where a majority of those households affected were in favour.

Following considerable discussion, the Committee

cont'd....

Clause No. 1 cont'd:

RECOMMENDED

- A. THAT the requirements for tenant approval as outlined in Part II.7 of the City's Strata Title Regulations be altered to read;
- "In considering a Strata Title conversion Council shall refuse the application where more than one-third of the households occupying the building object to the conversion."
- B. THAT the Director of Planning in co-operation with the Director of Social Planning prepare a brochure outlining the City's Conversion Regulations and other pertinent facts relating to conversions. This material to be distributed by the Director of Social Planning to tenants of buildings being considered for conversion.
- C. THAT the revised wording of the City's Strata Title Regulations, Appendix I be approved.
- D. THAT the Director of Planning continue to monitor Strata Title conversions and report back to Council at such time as market conditions, recent experience and/or public attitudes indicate an alteration to the Strata Title Conversion Regulations.
- E. THAT application for conversion of rental units into long-term leases or cooperative ownership as provided for under Section 51.5 of the Real Estate Act be considered on the same basis as Strata Title Conversion applications except in circumstances as outlined in Council resolutions of September 23, 1975 and November 29, 1977.
- F. THAT the applications for conversion to Strata Title of rental apartments at 1815 Cornwall Street (Lot F, Blk 187, D.L. 526, Gr. 7, Plan 1169) and 2910 Alder Street (Lots 1 and 2, Blk 434, D.L. 525, Plan 1276) not be approved.

2. Letter to Major Office Developers

In a memorandum dated December 6, 1978 (copy circulated) the Mayor requested that a report be prepared for Council on the need to continue forwarding letters to major office developers proposing developments of 20,000 sq. ft. or more in the City of Vancouver.

The Committee had for consideration a Manager's Report dated May 2, 1979 (copy circulated) in which the Director of Planning evaluates the need for continuance of this practice.

The letter presently being forwarded to developers encourages them to consider a location in one of the Regional Town Centres proposed in the Livable Region Program and asks them to provide information about their proposed developments. The letter has two basic purposes:

- a) It is intended to provide information to the developers themselves, in the sense of making them aware of the Livable Region Program and the need for proper market feasibility studies, and also asking them to give further thought to regional town centre locations.
- b) It is intended to assist policy development by providing the City with information about the nature of proposed developments and the factors influencing the locational decisions of office developers and office activities.

Report to Council
 Standing Committee of Council
 on Planning and Development
 May 17, 1979

(I-4)

Clause No. 2 cont'd:

The letter does not serve either of its functions well and this lack of effectiveness is a sufficient reason to discontinue the practice of sending the letter.

The Planning Department's information needs are adequately met by the present system of monitoring development permit applications and approvals. This information of office activity is made available to developers and others to aid their decision-making.

The Economic Development Officer supports discontinuance of the letter.

The Committee, following a short discussion

RECOMMENDED

THAT the Director of Planning discontinue the practice of sending the letter requesting information from applicants who wish to develop offices of 20,000 sq. ft. or more within the City.

3. Population Changes 1971-1976 and Prospects to 1986

The Committee had for consideration a Manager's Report dated April 27, 1979 (Summary Report circulated - Full Report dated April 26, 1979 on file in the City Clerk's Office) in which the Director of Planning reports on the population changes from 1971 to 1976 and the population prospects for the years 1976 to 1986. Comparison of birth, death and migration rates as well as residential development trends would indicate a population in Vancouver's centennial year ranging between 321,455 and 422,065.

The report covers impacts and implications of the expected population changes and suggests that the Vancouver City Planning Commission "Goals for Vancouver" program will provide one basis for choosing among Vancouver's many future population and housing prospects.

The Committee also received a letter dated May 9, 1979 from Mrs. H. Symonds, Executive Coordinator, Vancouver City Planning Commission, requesting detailed consideration of this report and its implications at a special meeting (copy circulated).

Following discussion, the Committee

RECOMMENDED

- A. THAT the City Manager organize a seminar at which Aldermen and Department Heads can be briefed about potential population changes and can discuss the potential impact of such changes on their programs and services.
- B. THAT the population impacts of major legislative and expenditure proposals (such as L.R.T.) be monitored and reported to Council at the time it considers such proposals.
- C. THAT the Vancouver City Planning Commission be informed of Council's concern for the City's population prospects and that the Commission be requested, as part of its "Goals for Vancouver" program, to carefully consider desirable directions for population change in the City.

* * * *

FOR COUNCIL ACTION, SEE AGG(S) 186-7

The meeting adjourned at approximately 3:30 p.m.

* * * *

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MAY 17, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 17, 1979, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard (Leave of Absence)

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meetings of April 26th and May 3rd, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

CONSIDERATION

1. Bimini Neighbourhood Pub, 2010 West 4th Avenue -
Request for Extension of Operating Hours

The Committee had before it for consideration a letter dated April 6, 1979 (copy circulated) from Mr. J. Ross McClellan on behalf of Mr. Peter Uram, proprietor of Bimini Neighbourhood Pub, requesting Council approval to extend the hours of operation of the pub one hour beyond the current closing time of 11:00 P.M., six days a week.

Also before the Committee was a City Manager's report dated May 8, 1979 (copy circulated) in which the Director of Permits & Licenses recommended the request for an extension of hours be refused.

Mr. Uram and Mr. McClellan appeared before the Committee on this matter and spoke at length in support of their application for an extension of operating hours.

Mr. McClellan stated his client is now requesting to remain open until 12:30 A.M., six nights a week, and pointed out that problems of parking and noise at the neighbourhood pub have largely been resolved. He added that the owners have recently undertaken to insulate the rear of the neighbourhood pub to cut down on noise. Messrs. McClellan and Uram indicated they are willing to accept an extension of operating hours on a trial basis.

During discussion two members of the Committee favoured an extension of hours on a trial basis while the other two members feared extending the hours would merely extend the time of possible disturbance to neighbours. Those opposed also felt that if the hours are extended for one neighbourhood pub, the same privilege may have to be extended to all neighbourhood pubs.

Continued

Clause No. 1 Continued

A recommendation

THAT Council approve an extension of operating hours for the Bimini Neighbourhood Pub, 2010 West 4th Avenue, to 12:00 Midnight, six days per week, until September 1979,

resulted in a TIE vote and is therefore submitted for Council's CONSIDERATION.

(Aldermen Rankin and Little opposed.)

DELEGATION REQUEST: Messrs. Uram and McClellan

RECOMMENDATION

2. Plebiscite Results -
Proposed Pub, 2802 West 4th Avenue

Council, on October 17, 1978, passed the following motion in dealing with a report dated October 5, 1978, from the Community Services Committee:

" THAT the application of Mr. K. F. Eayds to operate a neighbourhood pub at 2802 West 4th Avenue be approved in principle subject to the result of a plebiscite conducted by the City Clerk at the expense of the applicant in a four block area in each direction of 2802 West 4th Avenue as quickly as possible."

The Committee had before it for consideration a memo dated May 14, 1979, in which the City Clerk reported as follows:

"By instruction of the Council, a plebiscite was taken in a general four block walking distance of a proposed pub location at 2802 West 4th Avenue, as shown on the attached map. The plebiscite was conducted for the City Clerk by Watts Marketing Research Ltd.

The canvassing of the designated area took place between April 2 and April 9, 1979. During the canvass an information sheet giving details of the proposed pub operation, canvass and vote was distributed, a copy is attached.

The following is the result of this plebiscite as at May 14th:

Yes	831 (64.7%)	Ballots Issued	1,857
No	453 (35.3%)	Ballots Returned	1,328
Rejected	<u>44</u>	Percent of Ballots Returned	71.5%
TOTAL	1,328		

The votes in favour were more than the required 60% as laid down by Council resolution of February 25, 1975.

This was not a secret ballot but rather voters were required to record their names and addresses on their ballots.

The results, on a per block basis, are shown on the attached map.

The total costs of the plebiscite to be borne by the applicant (Mr. K. F. Eayds), are not finalized at this time but is in the neighbourhood of \$4,800. "

Continued

Report to Council
Standing Committee of Council on Community Services
May 17, 1979

(II-3)

Clause No. 2 Continued

Also before the Committee were copies of a letter dated May 16th, 1979, from Mr. Stan Lewis of Jerry's Cove Neighbourhood Pub (copy circulated) opposing the establishment of a new neighbourhood pub on West 4th.

Following brief discussion, it was

RECOMMENDED

THAT the application of Mr. K. F. Eayds to operate a neighbourhood pub at 2802 West 4th Avenue be approved and the Liquor Control & Licensing Branch be so advised;

FURTHER THAT the letter dated May 16, 1979 from Mr. Stan Lewis of Jerry's Cove Neighbourhood Pub be received.

The meeting adjourned at approximately 2:20 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 187-8



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 17, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 17, 1979, at 3:30 p.m., in the No.3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard

ALSO
PRESENT: Alderman Boyce

CLERK: G. Barden

RECOMMENDATION:

1. Mount Pleasant Boys' and Girls' Club - Grant Request

The Committee considered the attached letter dated April 10, 1979 from Mr. H.W. Haberl, Chairman of the Mount Pleasant Building Committee, Mount Pleasant Boys' and Girls' Clubs, advising that their contractors have advised them that the sewer and water connections for their new club will cost between \$2,000 and \$3,000, and they requested that the City waive these fees in order to assist in their efforts to raise the additional funds that they require.

Mr. Al Hickey attended the meeting on behalf of the Boys' and Girls' Clubs and advised that the amount required for the connections is \$3,129. He stated that costs have gone up since construction began and they are faced with a \$10,000 deficit. He stated that under the terms of the lease, the building becomes City property after twenty years and he felt that the City should assist them in raising the funds they require by waiving the sewer and water connection fees.

It was noted that the Club had received a \$200,000 capital grant from the City in 1978, and following further discussion, it was

RECOMMENDED

THAT the letter be received and no further action be taken.

2. Triumph Street Pipe Band Tour - Grant Request

The Committee considered the attached Manager's Report dated April 12, 1979, wherein the Director of Social Planning reported on the request of the Triumph Street Pipe Band for assistance from the City to help pay touring costs to Edinburgh for the band's participation in a piping competition. According to their budget, the funding shortfall is \$16,859.

Clause No. 2 cont'd:

Mr. A. Skalazub, Secretary, Triumph Street Pipe Band, advised that the band is financially independent. All funds to equip and maintain the band have been raised by band members. The band is one of the finest in the world and has added much to the cultural image of Vancouver as a result of its activities, both locally and afar, and he felt that the band is deserving of civic support.

As stated in the Manager's Report, City officials did not agree on the account from which funding for such a grant should be provided if approved.

Following further discussion, it was

RECOMMENDED

THAT the report be received and no further action be taken.

3. Vancouver Kiwanis Pipe Band - "Nova Scotia 1979" Tour

The Committee considered the attached Manager's Report dated May 10, 1979, wherein the Director of Social Planning reported on the Vancouver Kiwanis Pipe Band's request for \$660 from the City of Vancouver towards the band's trip to Nova Scotia in July.

Mr. Malcolm Nicholson, Director, Vancouver Kiwanis Pipe Band, spoke to their request for funds and advised that there would be 22 participants rather than 26 as noted in their statement.

It was

RECOMMENDED

THAT the report be received and no further action be taken.

4. Equal Employment Opportunities

On February 6, 1979, City Council passed the following motion, when considering the Manager's Report on the Equal Employment Opportunities program:

"THAT the City Manager be requested to report to Council in the near future after discussions with the Director of Personnel Services to ensure that Equal Employment Opportunities principles continue to be observed in the City work force in the areas of gender, race, and the handicapped."

The Committee had for consideration a Manager's Report dated April 30, 1979, wherein the Director of Personnel Services defined what the principles should be and proposed a program for 1979 through which those principles could be preserved.

During discussion, the Director of Personnel Services was questioned whether a university student would have the expertise to review selection procedures and positions for the handicapped. He felt that much could be done by a summer

Report of Standing Committee
on Finance and Administration
May 17, 1979 (III-3)

Clause No. 4 cont'd:

student and he would like to see a handicapped student do the job. He stated that once an inventory and procedure is set up, it would accomplish a lot.

Another point discussed was the lack of opportunities for employees wishing to improve their opportunities for promotion to have external training paid for by the City. The Director of Personnel Services advised that, at present, the City would pay for training on the basis that the civic service will benefit from the course within a reasonable time, but would not consider paying the fees for professional or other training programs leading to a degree or other certification that is a stated prerequisite for promotion.

Following further discussion, it was

RECOMMENDED

- A. THAT the basic policy of the City with respect to Equal Employment Opportunities be one of Non-discrimination, supplemented by elements of Pure Affirmative Action, as required.
- B. THAT the 1979 work program as outlined in Section III of the Manager's Report be approved.
- C. THAT \$18,000 be allocated from Contingency Reserve for the program, as follows:

(i) Career Development Skills Course	\$12,000
(ii) Temporary help to review selection procedures and appropriate positions for the handicapped	5,000
(iii) Overtime re Firefighter Testing	<u>1,000</u>
	<u>\$18,000</u>
- D. THAT the Director of Personnel Services report back on how the present external training program can be expanded to include employees wishing to improve their opportunities for promotion within the city service.

5. Employee Fringe Benefit Plans

On March 20, 1979, City Council passed the following motions:

- A. THAT the City Manager, Director of Personnel Services and the Director of Finance be authorized to solicit specific proposals from appropriate consultants to conduct an analysis of the City's fringe benefit plans with a view to recommending courses of action which would effect economies.
- B. THAT these proposals be reported back to the Standing Committee on Finance and Administration with a recommendation as to which to accept for the approval of the Committee and Council.

Report of Standing Committee
on Finance and Administration
May 17, 1979 (III-4)

Clause No. 5 cont'd:

The Director of Personnel Services reported that there was a limit of \$5,000 placed on the cost. He further reported that invitations were sent to three local firms who sent in their written proposals and were subsequently interviewed by a small committee of the Chairman, Director of Finance and himself. It was concluded that Wyatt Company would be the best choice for the assignment.

It was

RECOMMENDED

THAT City Council appoint Wyatt Company as consultants to conduct an analysis of the City's fringe benefit plans with a view to recommending courses of action which would effect economies at a cost not to exceed \$5,000.

CONSIDERATION AND RECOMMENDATION:

6. Champlain Mall Branch Library

The Committee considered the attached Manager's Report dated May 3, 1979, wherein the Director of the Vancouver Public Library requested that City Council approve \$124,900 to establish a library branch in Champlain Mall with operating costs of \$192,000 per annum. The branch would open October 1, 1979 and would require \$55,000 operating costs in 1979. The report outlines characteristics of the Killarney-Champlain Heights area, anticipated use of a branch in Champlain Mall, present use of other branches, and services and costs.

Mr. T.B. O'Neill, Acting Director, and Mr. Charles Cotterall, Chairman, Vancouver Public Library Board, spoke to their request and advised that the Killarney-Champlain Heights area, with a population of over 22,000 people, is the only remaining location that could potentially support a full branch operation, and is not at present adequately served. The centre of this area, and the only suitable location for a branch, is the Champlain Mall at 54th and Kerr which is 1½ miles from the two nearest branches, Fraserview and Collingwood. The Library Board has an option on 4,369 square feet on the lower ground floor of the Mall until July 31, 1979 at a minimum rental of \$5.50 per square foot.

The City Manager advised that the decision on the Champlain Mall Library is primarily a question of level of service. If Council decides to establish the library, the annual budget will be examined in detail at the 1980 budget review. The major issue related to level of service is the location of the proposed branch relative to existing branches. The attached plan shows the locations of existing branches and the proposed Champlain Mall branch. As noted in the report, there are two existing full branch libraries in the S.E. sector of the City, each within just over a mile of the proposed Champlain Mall branch.

Clause No. 6 cont'd:

The City Manager suggested that Council consider the following options:

- a) approve the Library Board recommendations, i.e. approve the new branch;
- b) approve the Library Board recommendations and request the Library Board to report back on possible economies which could be achieved in the operation of Collingwood and Fraserview branches;
- c) approve the Library Board recommendations subject to the Library Board achieving in 1980 reductions equivalent to the Champlain Mall annual operating cost, elsewhere in the Library budget.

The Director of Finance reported that the source of funds for the capital expenditures of \$124,900 should be the unallocated portion of the 1979 Supplementary Capital Budget. As of May 3, 1979, the unallocated balance in the Supplementary Capital Budget is \$1,178,000 and reports dealing with the following items are currently being prepared for Council consideration:

Indian Centre	\$ 300,000
Library circulation system	442,000
Champlain Heights branch library	125,000
Stanley Park - sewer work	175,000
Streets work - local improvements	238,000
Kiwassa Neighbourhood House	39,000
West Health Unit	60,000
	<hr/>
	\$1,379,000

The Director of Finance further reported that Council has requested the City Engineer to report back on Cambie Bridge which was originally reported at a cost of \$800,000 for 1979, and also there are \$2,016,000 of projects rated at priority #4 which Council may also wish to reconsider. When Council reviewed projects submitted for the 1979 Supplementary Capital Budget, the Champlain Heights branch library was assigned a priority #4.

The Committee discussed the proposed new branch library and it was felt by some members that the library should commence operation on a reduced hourly basis, or that Fraserview and Collingwood hours be reduced or become storefront libraries. Other members of the Committee felt it should open with full operating hours and then be assessed.

Mr. O'Neill reported that they could open a new branch with only 15,000 books, but they have no way of controlling who comes in. Staffing, which is the biggest element, would be established to meet a certain size of circulation, they would run out of books and it would create a difficult working situation and a sense on the part of the public that they were not being properly dealt with. It is very difficult to anticipate the needs, but it is their intention to monitor the situation, including Fraserview and Collingwood, and take appropriate action in light of experience.

Clause No. 6 cont'd:

Following further discussion, it was

RECOMMENDED

- A. THAT \$124,900 be allocated for the establishment costs of a branch library in Champlain Mall from the 1979 Supplementary Capital Budget.
- B. THAT the Library Board report to Council, at the same time this Committee report is before it, regarding the possibility of phasing in over a three year period a full library service in Champlain Mall.

The following motion was put and resulted in a tie vote and is therefore submitted to Council for CONSIDERATION:

- C. THAT \$55,000 operating costs be provided from the 1979 Contingency Reserve for the branch to open about October 1, 1979.

(Aldermen Little and Puil opposed)

The meeting adjourned at approximately 5: 10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 189, 200-201